



Ben Laudermilch, MPA
Executive Director

November 30, 2012

Mr. David R. Lloyd
Office of Brownfields & Land Revitalization
U.S. Environmental Protection Agency

Mr. Tom Stolle
Regional Brownfields Coordinator
U.S. Environmental Protection Agency, Region 3

Re: Cumberland County, PA Area-Wide Brownfields Initiative

Dear Director Lloyd and Coordinator Stolle:

The Cumberland County Redevelopment Authority of Pennsylvania (CCRA) is pleased to submit this application for EPA Brownfield Area Wide Planning Grant funding (AWP). Working in partnership with the Borough of Carlisle and North Middleton Township, the community has launched a major initiative to transform three recently-closed automotive and other manufacturing facilities into a regional tourism destination connected to the renowned Carlisle Events Car Show complex. With EPA AWP funding and other resources that the community will leverage, Cumberland County can connect this new brownfields revitalization to key community and infrastructure assets including historic downtown Carlisle, the U.S. Army War College, Dickenson College, and the Pennsylvania Turnpike.

1. **Applicant:** Cumberland County Redevelopment Authority, 114 N. Hanover Street, Carlisle, PA 17013
2. **CCRA DUNS Number:** 01-182-0636
3. **Funding Requested:** \$200,000
4. **Project Area Location and Description:** The project is located in the municipalities of Carlisle Borough and North Middleton Township in Cumberland County, Pennsylvania. Carlisle and North Middleton have a combined population of about 29,200 people. Cumberland County has 33 municipalities and a county population of about 238,000 people. The area is part of the Harrisburg-Carlisle Metropolitan Area, and within a two hour drive of Philadelphia, Baltimore and Washington DC.
5. **Project Director:** Ed LeClear, Community Development Director
Cumberland County Redevelopment Authority
114 North Hanover Street, Carlisle, PA 17013
717.249.0789 x162; FAX: 717.249.4071; eleclear@cchra.com

Highest Ranking Official: Ben Laudermilch, Executive Director
Cumberland County Redevelopment Authority
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6. Date Submitted: Postmarked November 30, 2012

7. Project Period: May 2013 – May 2015

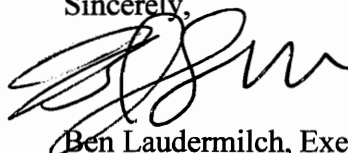
8. Project summary: The Carlisle/North Middleton/Cumberland community has been negatively impacted by the recent closings of several of the area's long-time industrial employers, including automotive manufacturing suppliers in 2008 (International Automotive Components), 2009 (Tyco Electronics), and 2010 (Carlisle Tire & Wheel). The manufacturing brownfields left behind are located in close proximity to one another in the urbanized areas of Carlisle Borough and North Middleton Townships. While their closings have created short term hardship, the nearly 50 acres of vacant property left in their wake creates a substantial urban redevelopment opportunity.

The Carlisle community has already made significant progress at these brownfields. In 2011, the Carlisle Borough launched an Urban Redevelopment Planning effort for this brownfield area that has now convened a team of key local stakeholders together with land use planning, environmental, infrastructure engineering, and community revitalization experts. Private sector redevelopers have purchased two of the catalyst brownfield sites, and have commenced initial brownfield assessment, demolition, and cleanup activities in partnership with the localities and the Pennsylvania DEP brownfields program. A vision for redevelopment of these brownfield areas has begun to emerge, focused on the establishment of a regional tourist destination, hotel, restaurant, and commercial revitalization as well as residential and recreational end-uses. Public and private partners have committed millions of additional investment to this revitalization, as demonstrated by the many strong letters of support for this application.

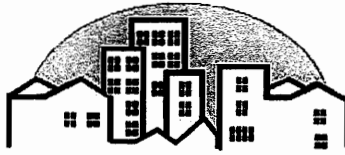
Yet, Carlisle, North Middleton, and Cumberland need significant additional support in order to make sure that this vision for revitalization becomes a reality that generates new revenues and creates jobs in the communities that have lost so many jobs as a result of these closings. The community must identify the reuse approaches that will be feasible and successful in the real estate market, assess how existing infrastructure and better infrastructure connections can support this revitalization, connect this redevelopment area to the heart of downtown Carlisle and other economic focus areas, and be sensitive to the context and needs of surrounding residential neighborhoods – many of which are considered environmental justice areas.

The Redevelopment Authority and its many project partners would utilize the EPA AWP funding to continue ongoing implementation planning efforts. EPA's support of this funding request would be well utilized to generate measurable outcomes and tangible benefits for this community. We'd appreciate your favorable consideration of our request for an EPA Brownfield Area-Wide Planning grant. If you have any questions, please contact me.

Sincerely,



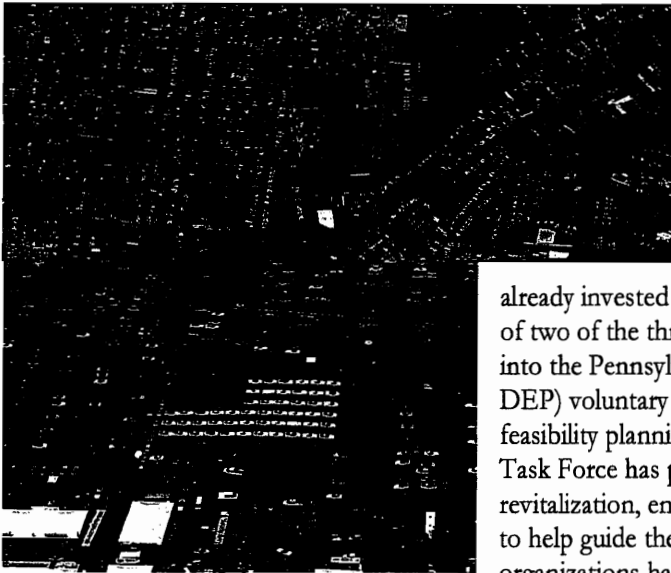
Ben Laudermilch, Executive Director
Cumberland County Redevelopment Authority



CUMBERLAND & CARLISLE PA AREA-WIDE BROWNFIELD REVITALIZATION

CARLISLE CARS CATALYZING BROWNFIELDS REVITALIZATION

The Cumberland County, PA Redevelopment Authority (CCRA) and its partners the Borough of Carlisle (the Cumberland County seat) and North Middleton Township have recently lost their major manufacturers. With the closing of three automotive and manufacturing plants in 2008, 2009 and 2010, more than 800 jobs are gone, and this community of 30,000 is faced with a cluster of contaminated brownfields that are impacting nearby neighborhoods and key economic assets. These include the 48-acre International Automotive Components factory, the 12-acre Carlisle Tire & Wheel property, and the 3-acre Tyco Electronics plant. Yet, the community is poised to drive progress in this brownfields area with a new economic engine focused around the renowned Carlisle Events Expo Center & Fairground that attracts over 500,000 visitors each year for car shows and auto auctions. The vision of the Cumberland/Carlisle/North Middleton community ("Carlisle Community") is to redevelop the shuttered brownfields into a mixed-use tourism destination with a hotel and conference center, retail restaurants and shops and other development that adds to the Carlisle Expo Center. From these idled auto brownfields can arise a new "Carlisle Cars" development that will boost the viability of the community. At the same time, the Carlisle Community is dedicated to the proposition that the brownfields revitalization must connect the Carlisle Car Events center to other key community and infrastructure assets, particularly historic Downtown Carlisle, the U.S. Army War College, the Army Heritage & Education Center, Dickinson College, the Penn State School of Law, and Interstate 81 and the Pennsylvania Turnpike (Interstate 76), all within close proximity to the brownfield sites.



The Carlisle Community has already achieved significant progress on this endeavor. A multi-jurisdictional and multi-stakeholder Brownfields Task Force is well underway with efforts to identify economic and community opportunities at these closed brownfields. Multiple public and private parties have committed resources to revitalization planning. Private sector redevelopers, particularly the Carlisle Expo Center, have already invested well over \$3.5 million in private equity for the acquisition of two of the three catalyst brownfields, environmental assessments, entry into the Pennsylvania Department of Environmental Protection's (PA DEP) voluntary cleanup program, demolition, and market and site feasibility planning for reinvestment and revitalization. The Brownfields Task Force has procured some of the nation's top brownfields planning, revitalization, engineering, environmental and funding experts in the nation to help guide the effort. The community and many community-based organizations have been engaged, and strongly support this effort.

Yet, the Carlisle Community cannot make adequate progress or achieve success on this area-wide brownfield endeavor without support from the U.S. EPA Brownfields and Land Revitalization program. The community lacks sufficient resources and support to conduct the needed market analysis, infrastructure planning, and sustainable community assessments to ensure that this brownfield redevelopment will achieve its potential. That is why the Carlisle Community seeks EPA Brownfields support, and believes that Area-Wide Planning funding will be put to effective use.

1. Community Need

The Carlisle Community has a corridor of brownfields that cuts through some of their most ethnically diverse and economically struggling neighborhoods. These brownfields stand in the way of redevelopment, have become an economic stagnation point, and pose environmental hazard to many of community's sensitive populations. In just two years, three (3) of Carlisle's largest and longest standing employers closed their doors for good. These closures left over 800 residents without jobs, and left the community with three unused commercial sites that cover over 63 acres and 1,336,000 square feet of shuttered factories. Together they form a band of brownfields that divides historic Downtown Carlisle from the Carlisle Expo Center, a key economic area for the community. If the community is to experience the transformative redevelopment that it seeks, it must first addresses the blighted properties at the heart of the problem.

- a. **Economic Challenges of Carlisle Brownfield Properties** – Demographically, Carlisle mirrors most of the Commonwealth and can be considered much like typical manufacturing communities in other parts of the country. Its poverty rate, minority percentage, and median household income are all slightly below the national average. However, these statistics do not tell the real story of the impact that these shuttered brownfields have had on the community. Like many brownfields, the brunt of the economic impact is felt first by the immediately adjacent properties and neighborhoods. These three properties are clustered together in what was once a classical grid street plan, interrupted by industrial sites. These brownfields are practically surrounded on all sides by residential properties and neighborhoods. These neighborhoods are a different Carlisle from the one seen in the overall statistics, one that is more diverse, has lower income, and has borne the full social, environmental and economic weight of these brownfields for the past four years.

All three sites are in the same census tract, and within two focused Census blocks (Cumberland County, Carlisle, 012000, Blocks 1 & 5). This tract is the only part of Cumberland County that the US Department of Agriculture designates a "food desert", because of the neighborhoods' physical and financial barriers to healthy food options. Food insecurity is most often found in impoverished, urban settings and has a disproportionate impact on sensitive communities. According to the same USDA study, in this census tract of less than 5,000, there are over 500 children and 250 senior citizens that face food scarcity.

The community also has a large percentage of its population that spends over 45% of household's income on food and transportation. The Center for Neighborhood Technology found that 59.6% of Carlisle's population spends more than 45% of their income in these two expense categories, a strong indicator of household financial insecurity. Approximately 8% of Carlisle's population spends 30% or more on housing alone. Carlisle as a whole tracks very closely to the core national evaluation statistics, but by looking at the neighborhood tracts where these brownfields are located, and the neighborhoods where these funds will have the largest impact, it is clear that these economic concerns are pronounced.

	Brownfield Area / Census Tract 012000, Blocks 01-05	Carlisle Borough	Commonwealth	National
Population:	1,850	18,682	12,702,379	308,745,538
Unemployment:	Not available	7.5%	8.1%	8.2%
Poverty Rate:	13.93% (in overall tract; not available at block level)	12.9%	12.4%	15.1%
Percent Minority:	33%	18%	20.5%	26.7%

Median Household Income:	\$40,066	\$43,922	\$50,398	\$49,445
Other:	Food Desert			

- b. Area-Wide Brownfield Funding Will Serve Neighborhoods & Vulnerable Populations** –The neighborhoods that will experience the most direct impact from this federal investment are the most diverse in Carlisle, and are among the most disadvantaged. The median household income in this area is \$1,800 lower than the national median, which doesn't portend significant economic concern, but a more nuanced look shows a dependent and financially volatile community of minorities, seniors and other at risk members. Specifically, there is a statistically significant portion of the population that receives public assistance, or relies on social security and/or retirement funds in the areas around these sites.

	Brownfield Area / Tract 012000	Pennsylvania	U.S.
Social Security	29.32%	31.52%	27.48%
Public Assistance	6.02%	3.21%	2.47%
Retirement Income	23.12%	20.08%	17.51%

Because of Carlisle's location at the intersection of two major trucking routes (I-81 and I-76), the community is in Clean Air Act non-attainment for fine particulates or PM2.5, which can cause severe respiratory impacts including premature death. Air pollution in the Carlisle Community often falls within the range considered by U.S. EPA as "Unhealthy for Sensitive Groups" like children, the elderly, and people with respiratory or heart disease. Of these sensitive groups, many can be found in the neighborhoods around these sites or immediately adjacent to them, particularly block groups 012000.05 and 0123000.01. These neighborhoods have a 33% minority population and are typically low wage earners.

- c. Economic, Social & Health Concerns from Carlisle Brownfields** – These brownfield properties, and the neighborhoods around them, will continue to see economic stagnation unless these brownfields are successfully redeveloped. This belt of blighted properties is severing the community from its most notable attraction and impeding social and community growth. The lost local tax revenues created by the closing of these three sites has placed an exceptional strain on the Borough's financial position: the assessed values of the three brownfields dropped from \$15.6 million in 2008 to only \$3.5 million today, resulting in \$1 million in lost tax revenues for Carlisle each year. Since these closures, the neighborhoods surrounding the brownfields have seen declining home values, adding to the revenue decline. The loss of 800 jobs has created significant social and economic distress for many Cumberland County families. While the most significant economic concerns are being felt at the neighborhood level, the Borough as a whole is suffer and the reverberations of this are being felt in the greater Cumberland community.

The health and environmental impact that these sites have had on the community has been pronounced, specifically the release of arsenic, volatile and semi-volatile compounds, asbestos, metals, process oils, and other toxics to the soils and groundwater. This contamination poses a particular health risk to the community.

2. Carlisle Community Brownfields Area-Wide Project Description

The Carlisle Community seeks to conduct an advanced market, infrastructure, land use planning, and sustainable placemaking plan that will engage the community and build consensus for the implementation of major revitalization at three large brownfields. This area will be transformed from closed auto and

manufacturing brownfields into a new economic center that builds upon the tourism economy of the Carlisle Car Events Center and that connects the new development to key economic assets that are within a close distance to Downtown Carlisle, the Army War College and the Army Heritage and Education Center, Dickinson College and Penn State Law, and the PA Turnpike and Route 81.

Success will be driven by an already-established revitalization team from multiple jurisdictions and stakeholder organizations; guided by a roadmap that will merge brownfields revitalization with other community economic, health, environmental, transportation, and housing goals; revved up with resources that are already being leveraged; and put on a road to revitalization that produces measurable outcomes and benefits. Specifically:

- a.) **The Carlisle Community Project Will Target 3 Catalytic Brownfields** – The decision by Cumberland, Carlisle and North Middleton to focus on three catalytic brownfields was not hard to make – as three of the largest manufacturing businesses in the community suddenly closed in the wake of the recent crisis in the American automobile industry and general economy. Moreover, these three brownfields, on a total of 63 acres located in the urbanized northern portion of the community, are in close proximity to each other, and also close to the localities' key economic centers, notably Downtown Carlisle and the Carlisle Expo Center. These brownfields are having major environmental, economic and community impacts, but their revitalization could be one of the most tremendous revitalization opportunities in a generation:

International Automotive Components (IAC) – This former auto manufacturing plant is a 48 acre property with 900,000 sq. feet of outmoded buildings that supported an automotive carpet manufacturing business from 1919 through the end of 2008. The company was the largest employer in Carlisle, once employing as many as 3,500 people. When it closed in 2008, the last 350 jobs were lost. Fortunately, Carlisle Expo Center has purchased the IAC brownfield for revitalization.

IAC is located at a critical area, between the Carlisle Expo Center on its immediate east, the Pennsylvania Turnpike immediately to its north, and Downtown Carlisle two blocks away to its southwest. Between IAC and the downtown there are residential neighborhoods on traditional grid streets, although four blocks of these streets, including the central B Street Corridor, were cut off by the 1919 construction of the factory, disconnecting key portions of the community. The site also sits on an active rail owned by Norfolk Southern Railway, on a line that has been considered for passenger rail expansion between Carlisle and Lancaster, PA.



The IAC site has known releases of hazardous wastes to both soil and groundwater including arsenic, volatile and semi-volatile organics, and metals. In the summer of 2012, a very large fire erupted at the IAC property. The intensity of the fire required that surrounding residents be evacuated and the Borough's water supply was exhausted during the fire-fighting efforts. Two on-site buildings were completely destroyed and several adjacent residential properties sustained heat-related damage. The fire was ruled accidental, but the incident raised public concern with regard to their health and safety in relationship to the current conditions of the IAC site and intensified the desire of all involved to move the site forward as quickly as possible.

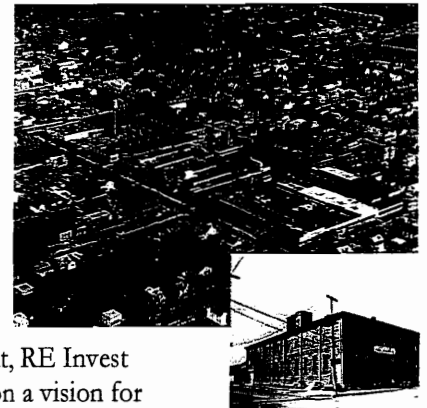
The former owner of IAC has entered the site into the PA DEP Act 2 voluntary brownfields cleanup program, conducted extensive soil and groundwater environmental assessments and monitoring, and contractually committed to Carlisle Events to a full remediation that meets State environmental and health-based standards and brings the site to remedial closure by October 2013. Study by the Carlisle Events redevelopers has

determined that use of the old manufacturing buildings would be cost prohibitive, especially as no new manufacturing uses are considered feasible, and thus demolition of these buildings is underway. These obsolete manufacturing buildings at the IAC site also contained extensive levels asbestos containing materials that were abated prior to the initiation of building demolition. Moreover, there is little or no stormwater management infrastructure in place on this highly impervious spot in the community.

In late 2010, Carlisle Auto Industries, Inc., the owner and operator of the Carlisle Expo Center, purchased the IAC site after all appropriate inquiries into environmental conditions. Carlisle Events has grown to be one of the nation's premier collector car, motorcycle, and truck hobbyist events. The 10 seasonal automotive events hosted by Carlisle Events infuse approximately \$100 million annually into the economy of the greater Carlisle area and attract over half a million automobile enthusiasts and visitors from all over the world.

The continued success of Carlisle Events has recently afforded it with the opportunity to seek the growth of this key tourism attraction, with the purchase of the IAC site for complementary expansion. IAC has worked closely with the Borough of Carlisle, Cumberland County and other key community stakeholders to craft a vision for redevelopment that would include up to 250,000 square feet of mixed-use development including a boutique hotel and conference center, restaurants, commercial offices, and up to 50,000 square feet of garden-style residential development that blends into the surrounding residential neighborhoods. Carlisle Events contemplates \$45 million in economic investment that is projected to create 1,500 permanent jobs, more than \$31 million in annual local spending, and nearly \$7 million in increased local tax revenue each year.

Carlisle Tire & Wheel: First opened in Carlisle in 1917 on land used for industry since at least the late 1800s, Carlisle Tire & Wheel (CTW) was a manufacturer of agricultural, ATV, aviation, trailer, golf, and lawn and garden tires. When the company consolidated its operations to another state in 2010, 340 workers lost their jobs. Previous manufacturing operations at the site have included paper, garment, textile, and bicycle manufacturing facilities.



The 12-acre site has 380,000+ square feet of obsolete buildings known hazardous contamination including a variety of solvents, process oils, asbestos, and other toxics. In 2010, a national real estate firm specializing in brownfields redevelopment, RE Invest Solutions, purchased the site and has commenced partnership with the community on a vision for redevelopment of the site as a sustainable, mixed-use project in the context of the surrounding brownfields and other community and economic centers. RE Invest has begun environmental assessment with a \$190,000 Industrial Site Reuse Program grant from the PA Department of Community and Economic Development. The redevelopers have entered the site into the PA DEP Act 2 voluntary brownfields program, reached agreement with the former owner regarding its responsibility for remediation, commenced demolition of obsolete buildings, and started reuse planning in partnership with Carlisle and Cumberland County.

Tyco Electronics: Located in a portion North Middleton Township that intersects with Carlisle, Tyco first opened in 1980 on three (3) acres sandwiched between the Carlisle Expo Center and the U.S. Army War College. It sits on Route 11/N. Hanover Street, a critical corridor into Downtown Carlisle. Tyco Electronics manufactured electronic components for automobiles and the computer and communications industries. The company closed in 2009, leaving 117 people jobless. Given the decades of industrial production including metal-plating at Tyco, the site is suspected of having



significant environmental contamination but, to date, the Tyco company has not conducted significant environmental assessment yet. More than 66,000 square feet of obsolete buildings sit on the site.

The progress at Tyco has been much more limited than at the IAC site, as there has been little environmental assessment, the site has not been entered into the PA DEP Act 2 program, no redeveloper has purchased the site, and the highest-and-best uses of the property have not yet been identified. However, the North Middleton/Carlisle/Cumberland community is determined to consider the future of the Tyco site in a holistic approach that connects the property to the other two catalyst brownfields at IAC and Carlisle Tire & Wheel, and that integrates Tyco into the surrounding economic, infrastructure, and community fabric. An EPA AWP grant will provide the Carlisle Community with much-needed resources to encourage the site into the PA DEP brownfield program, leverage funding for assessment and cleanup, identify the best future uses for the property, connect those uses to the community fabric, and attract buyers and redevelopers.

These catalytic brownfield sites have been selected for area-wide planning because they have significant contamination that is impacting the community, because there is strong consensus among multiple jurisdictions and stakeholders that these sites are critical to the community's future, and because there are solid redevelopers that have bought two of the three sites. Moreover, these sites are located in close proximity to each other and to the key economic assets of the community, including historic Downtown Carlisle two blocks away, the U.S. Army War College, Carlisle Car Events, Dickinson College, and the Pennsylvania Turnpike. These economic centers already bring more than 935,000 annual visitors to the community, spending more than \$215 million each year, and an Area-Wide project would be a chance to build from them.

Thus, the Carlisle Community has an opportunity to turn these shuttered brownfields into an expanded tourism and business economy, linked to community institutions and infrastructure. Already, Carlisle has completed a re-zoning of the three brownfield properties to support a planned unit development that will promote innovation in architecture and environmental protection, utilize green infrastructure, preserve open space, connect to the surrounding neighborhood and traditional street grid, foster connections to downtown, and preserve key historic buildings. The community seeks development that creates a connected, diverse, and vibrant commercial core. This will require the enhancement of infrastructure to create safe, convenient, multi-modal and walkable access with the right decisions made about land use, building placement and form, transit, green infrastructure and green building approaches, and public greenspace and community places. Substantial market assessment, infrastructure assessment, funding and financing, and implementation strategies must still be pursued – making EPA AWP support critical.

- b.) **The Carlisle Community Area-Wide Approach Will Result in Success** – The Carlisle Community has identified a strong approach for project tasks and a solid budget for development of brownfield area-wide and implementation plans. The community has already made contact with some of the most successful Area-Wide pilots from the first round of the program, such as Monaca PA and Ranson WV, to create its AWP. These activities will be led by the Cumberland County Redevelopment Authority which, under Pennsylvania Commonwealth law, is both a unit of local government and a non-profit. With EPA AWP resources and other leverage, the Carlisle Community will include these project tasks:
 - **Overall:** The Carlisle Community will use AWP and other resources to strengthen key community partnerships to create a robust plan for the redevelopment of three shuttered manufacturing plants located along key economic and infrastructure assets in the northern part of Carlisle. The Carlisle effort will create a robust, action-oriented plan that will identify how brownfields assessment and cleanup will help drive an expansion of the renowned car shows at the Carlisle Expo Center, and use complete streets and green infrastructure

investments to connect this new revitalization to Carlisle's historic downtown. The community has already dedicated significant resources toward this effort that would combine with EPA AWP resources to accomplish the project. This AWP effort will include:

- **Task 1:** The strengthening of existing **inter-municipal and stakeholder task forces** seeking the redevelopment of this area. This will be accomplished by engaging more groups in the existing Carlisle Brownfields Task Force, including more community based organizations and businesses. **Task Costs of \$4,000:** including \$3,000 in Cumberland County personnel costs to run these activities, and \$1,000 for materials and supplies (print-outs, planning materials) for the Task Force.
- **Task 2:** A series of calls and meetings culminating in a 3-day community **charrette**. This will combine the efforts of Cumberland County/Carlisle/North Middleton staff with procured consultants in land use, brownfields, engineering and community revitalization, to organize and conduct a 3-day community charrette. **Task Costs of \$32,000:** including \$3,000 for light refreshment and printed materials at the charrette, \$4,000 in County personnel costs to organize the meetings, and \$25,000 in contracted planning services.
- **Task 3:** Partnership with expert consultants and organizations to create an **area-wide market reuse study** that will identify the prospects and approaches for entertainment, tourism, commercial, retail and other economic redevelopment. This will be accomplished by combining the efforts of local government community development staff with key business and community stakeholders, together with procured economic consultants who have already conducted extensive market analysis for the IAC/Carlisle Events property and Downtown Carlisle. **Task Cost of \$25,000:** including \$3,000 for Cumberland County personnel to organize the effort, and \$22,000 in procured economic consultant support.
- **Task 4:** Creation of a **sustainable land use plan** for the redevelopment of the Carlisle brownfields area. This will include a plan for connecting the brownfields redevelopment at the catalyst sites to existing community, commercial, and institutional facilities with emphasis on **walkability, transit access, and sustainable, multi-modal transportation choices**. This task will utilize County, Borough and Township staff together with some of the nation's most innovative brownfields and land revitalization consultants to create land use plans for the area. **Task Cost of \$59,000:** including \$4,000 for Cumberland County personnel costs to organize the land use planning, and \$55,000 in land use consultant contractual fees.
- **Task 5:** An assessment of existing **infrastructure assets and needed infrastructure upgrades** to support the intended reuses at the sites, including complete street connections to Downtown Carlisle and a better access to the Pennsylvania Turnpike. This will utilize land use and engineering consultants that have already been tasked on the Carlisle Urban Redevelopment Plan. **Task Cost of \$28,000:** including \$2,000 for Cumberland County personnel to organize this task, and \$26,000 in land use and engineering consulting fees.
- **Task 6:** A plan for the incorporation of **green** infrastructure, green building approaches, and community greenspace into the reuse of the targeted brownfield area. This will utilize land use consultants with expertise in stormwater, greenspace, and LEED / green building approaches that have already been contracted to support the Carlisle Urban Redevelopment Plan. **Task Cost of \$22,000:** including \$2,000 for Cumberland County personnel to organize this activity, and \$20,000 in procured consultant assistance.
- **Task 7:** A **"Resources Roster"** that identifies public and private resources that can be leveraged into the area-wide revitalization, and identifies a gameplan for securing and using these resources. This task will create a matrix of funding and financing options from federal, Commonwealth, local, philanthropic, and private sector sources, will identify the highest priorities for funding, and will identify ways that the Carlisle Community can

best organize itself to effectively leverage these resources. This task will use an expert consultant nationally known for identifying resources for brownfields and community revitalization, who has already been procured for the Carlisle Urban Redevelopment Plan. **Task Cost of \$8,000:** for procured consulting fees.

- **Task 8:** A set of **outreach materials** for both community stakeholders and for potential redevelopers/user/investors for these sites, including web-based, brochure, and other outreach resources. This will follow the model of other AWP communities that have created excellent print and internet-based outreach materials, such as Ranson and Monaca, and will utilize experts from those AWP projects already procured to support the Carlisle Urban Redevelopment Plan. **Task Cost of \$19,000:** including \$2,000 for Cumberland County to organize the effort, and \$17,000 for consultants to craft the substance and design the materials.

The project budget will also include **\$3,000** for Cumberland/Carlisle/North Middleton staff to **travel** to and participate in the 2013 EPA Brownfields Conference in Atlanta.

CARLISLE BUDGET	TASK 1 Task Force	TASK 2 Charrette	TASK 3 Market Study	TASK 4 Land Use Plan	TASK 5 – Infrastructure Assessment	TASK 6 Green Plan	TASK 7 Resources Roster	TASK 8 Outreach	TOTAL
Personnel	\$3,000	\$4,000	\$3,000	\$4,000	\$2,000	\$2,000		\$2,000	\$20,000
Fringe	-	-	-	-	-	-	-	-	-
Travel	-	-	-	-	-	-	-	\$3,000	\$3,000
Contractual	-	\$25,000	\$22,000	\$55,000	\$26,000	\$20,000	\$8,000	\$17,000	\$173,000
Supplies	\$1,000	\$3,000	-	-	-	-	-	-	\$4,000
Total EPA Funds	\$4,000	\$32,000	\$25,000	\$59,000	\$28,000	\$22,000	\$8,000	\$22,000	\$200,000

- c. **The Carlisle Brownfield Area-Wide Plan Builds on Community Planning** – The Carlisle Community brownfields area-side approach will build upon the community core planning efforts already underway, and support housing, transportation, economic development, and health and environmental improvement efforts critical to the localities.

The Carlisle Community is actually already underway with a community-wide development effort that will leverage with EPA Area-Wide resources to create a bold plan for revitalization. In the wake of the three manufacturing closures and resulting brownfields, the Carlisle Community realized that something would have to be done to spark revitalization. The three municipalities formed a Task Force, and have secured \$132,000 in resources from their own coffers and other contributors. The Borough of Carlisle, working with the Task Force, issued a competitive request for proposals in August 2012, seeking a team of land use, engineering, brownfields, economic, funding, and revitalization consultants to create a “Carlisle Urban Redevelopment Plan” that can begin to address the community’s challenges. Twenty-two firms offered proposals, three were selected for interviews, and a team was hired in mid-November 2012. That team immediately recommended that the Carlisle Community should consider seeking EPA Brownfield Area-Wide assistance, because the planning and implementation tasks associated with Carlisle’s challenges are too great to handle without additional support – and because the AWP program will be a perfect complement to the Urban Redevelopment Plan that will be conducted in 2013. Thus, while EPA assistance is still badly needed in Carlisle, we are pleased to report that a firm foundation is already prepared for area-wide planning, including leveraged resources, a strong local Task Force to guide the effort, and the procurement of a top-notch team with vast experience in brownfields. The Carlisle Area-Wide effort will also build on other community planning efforts including:

- **Downtown Retail Study:** Carlisle has conducted a \$30,000 study that identifies strategies for building the small business and retail economy of Downtown Carlisle. This consultant that conducted the study is also

procured to support the brownfields redevelopment project proposed here, which has a key goal of connecting the targeted brownfields area to Downtown Carlisle.

- **Carlisle Events and RE Invest Expansion & Feasibility Studies:** Both RE Invest and Carlisle Automotive International (owner of the Carlisle Expo Center) have worked with expert consultants to commission feasibility studies for the transformation of their properties. These studies combine market assessments, infrastructure, land use and zoning analyses and recommendations for the future of the sites. However, the studies do not cover critical implementation, funding, infrastructure, green infrastructure and community connections issues that must be addressed if a coordinated redevelopment project is to succeed – which is the reason for this EPA AWP application.
- **The Carlisle Road Diet:** With \$2.8 million in funding from the Pennsylvania DOT, Carlisle undertook a major project to create a “Road Diet” to address challenges with excessive vehicle speeds and long crosswalks on community streets that threaten the walkability and bikeability of the community. Carlisle undertook a major planning and engineering effort to calm traffic through lane reductions, traffic signal upgrades, dedicated bike lanes, curb extensions, ADA improvements, and pedestrian signal enhancements. Implementation projects are underway, and the community will seek to continue these approaches in the brownfield area.
- **Housing Affordability & Revitalization Initiatives:** The Cumberland County Housing & Redevelopment Authority, as the applicant for this EPA grant, is also the leader of a number of affordable housing and redevelopment initiatives that directly complement the proposed area-wide revitalization. These include a Neighborhood Revitalization program, a Rental Housing stabilization program, and the “Pitt–North Streets Pride Project,” a multi-year neighborhood renewal project to create 25 new homeowners in one of the oldest and most deteriorated neighborhoods of Carlisle, immediately adjacent to the IAC brownfield site. Already, 11 homes have been constructed or rehabilitated, with more planned.
- **Ben Franklin Business Incubator:** CCRA has also established the Ben Franklin TechCelerator regional business incubator, located in the midst of the brownfield area, which fosters small business development.
- **Dickinson College Sustainability:** Ranked as #2 in the nation the Sierra Club in its 2010 “100 Greenest Schools” report, Dickinson College, located in the area-wide project area, has undertaken a number of activities to ensure that its operations and programs foster sustainability, with a goal of carbon neutrality in 2020.
- **Pennsylvania Department of Transportation Carlisle Bus Transit Circulator System** – PA DOT’s Bureau of Public Transportation is spearheading a feasibility study to implement a bus transit system that will increase mobility opportunities throughout the Carlisle Community. Both private and public sponsors have committed financial investments in the system’s start-up operations and capital investments requirements.
- **Carlisle LERTA** – Under Pennsylvania State law, Carlisle has established a “Local Economic Revitalization Tax Assistance” (LERTA) District in the brownfields area, which exempts businesses from taxes on improvements to deteriorated properties and brownfields.

- d.) **The Carlisle Community & EPA Can Expect Positive Performance & Results that are Tracked, Measured & Documented** – The Carlisle Community expects major, positive results from this EPA Area-Wide project. The Cumberland County redevelopment authority will designate a staffperson who, with consultant assistance, will track, measure and document outputs and outcomes of this area wide brownfields project. The Cumberland/Carlisle/North Middleton communities will hold public meetings approximately every quarter to provide written and verbal progress reports on outputs and outcomes to the public, will post these reports via web-based outreach tools, and will provide these progress reports to EPA Region 3, EPA OBLR, PA DEP and other stakeholders. The outputs and outcomes that the Carlisle Community will seek, track, and report during this EPA AWP project will include:

- **Output: Brownfield Assessment & Remediation Leveraged:** Number of sites with Phase I or Phase II assessments and/or remediation leveraged; amount of funding leveraged.
- **Output: Brownfield Cleanups in PA DEP Program:** Number of sites that obtain successful closure in PA DEP Act 2 voluntary cleanup program.
- **Output: Stakeholders Involved:** Number of citizens and stakeholders, including Community Based Organizations, involved through the Brownfields Task Force, community outreach meetings, or the charrette.
- **Output: Plans Established:** Whether the following plans are conducted, completed and issued: market study, land use plan, infrastructure assessment, green/sustainability plan, Resources Roster.
- **Outcome: Economic Revitalization:** measured in the number of brownfields and acres redeveloped into productive use, number of buildings built, number of new businesses attracted, taxable value and economic output of new investments, number of jobs created.
- **Outcome: Infrastructure Upgrades:** infrastructure upgrades or improvements achieved from Area-Wide plan implementation, including complete streets and transportation improvements.
- **Outcome: Community Connections:** success in connecting revitalized brownfields to key community and economic centers including Downtown Carlisle, the Army War College, Carlisle Car Events, Dickinson College, and the Turnpike.
- **Outcome: Vulnerable Populations Helped:** How the Area-Wide Plan facilitates improvements and benefits for low-income, minority, or other struggling populations.
- **Outcome: Green Development:** how the Area-Wide Plan promotes deployment of green infrastructure, green buildings and community green spaces, including project numbers and sizes.
- **Outcome: Resources Leveraged:** How many grants, loans, incentives, and private sector investments (number and dollar amounts) are leveraged as a result of the EPA Area-Wide Plan, including from federal, Commonwealth, regional, local, philanthropic, and private sector sources.

3. **Community Engagement & Partnerships**

The Cumberland/Carlisle/North Middleton community has already conducted extensive community and stakeholder engagement for this critical brownfields revitalization project that has impacted so many people, as described already above. The Carlisle Community will continue this public engagement and community partnership in several concrete and effective ways.

a.) **AWP Funding Will Boost Collaborative Area-Wide Brownfield Efforts Already**

Underway in Carlisle – A hallmark of the effort underway is the close collaboration between three separate local government jurisdictions – Cumberland County, the Borough of Carlisle, and North Middleton Township. These partners have formed a Carlisle Brownfields Task Force that includes the Director of Community Development for the Cumberland County Redevelopment Authority; the Cumberland County Director of Planning; the Carlisle Borough Manager; a Borough Councilman who is also Chairman of Carlisle's Economic Development Committee; the Township Manager for North Middleton Township; a representative of the Downtown Carlisle Association; a local business owner; and a local developer. This effort started in 2011 after the third major manufacturing plant had closed in the community, leaving empty brownfields. This Task Force has worked together regularly, and succeeded in several projects, including the Downtown Retail Study, the Road Diet, collaboration with the two key developers who have purchased two of the catalyst brownfields, and in raising funds and procuring a top-notch team for the creation of a Carlisle Urban Redevelopment Plan that will be critical to the EPA area-wide effort.

EPA Area-Wide funding is likewise critical for Carlisle, because of the momentous scope of the brownfield challenges, and the issues involved in bringing these properties back to productive use in a way that is connected to other key areas of the community and critical infrastructure. These small and economically struggling communities have leveraged resources for this area-wide effort, but not enough to conduct the key tasks that will be necessary to turn vision into reality. An Area-Wide grant can bring these efforts to fruition.

b.) **Community-Based Organizations, Government Entities & Key Stakeholders Support**

This Initiative – The following organizations have already been involved in the Carlisle Community revitalization initiative, and will be fully engaged moving forward. All of these organizations have provided attached support letters, and many have made commitments of resources and leveraging (see Section 6 on Leverage). Key collaborative stakeholders include:

- ✓ **Cumberland County:** The County Redevelopment Authority's Director of Community Development Ed LeClear, (717.249.0789, x162; ELeClear@cchra.com) will be the lead manager and supervisor of all aspects of the EPA AWP project; the County Director of Planning Kirk Stoner (717.240.5381; KStoner@ccpa.net) is a member of the Brownfields Task Force and will be a key land use planner in all aspects of the AWP project.
- ✓ **Borough of Carlisle:** The Borough will be centrally involved in all AWP activities, with efforts led by the Borough Manager Matt Candland (717.249.4422; mcandland@carlislepa.org) and Borough Councilman & Economic Development Chairman Matt Madden (717.249.1844; MMadden@carlislepa.org).
- ✓ **North Middleton Township:** The Township Manager Deb Ealer (717.243.8550; manager@northmiddleton.com) is also a member of the Brownfields Task Force, and will be directly involved in the project, particularly with respect to the Tyco site, which is in her Township's jurisdiction.
- ✓ **Carlisle Housing Opportunities Corporation:** A local non-profit and Community-Based Organization dedicated to promoting affordable housing, homeownership and rental equity, this organization will work in the brownfields project to ensure that affordable housing and neighborhood compatibility are key aspects of the initiative. Contact Director Amy Neurohr (717.241.0472).
- ✓ **Hope Station:** Led by Executive Director Jim Washington Jr. (717-226-1966; jimwashingtonjr@comcast.net), the Hope Station Opportunity Area serves as a catalyst for neighborhood improvement while promoting diversity and unity and empowering leadership in the predominantly African American neighborhoods in Carlisle's brownfield revitalization areas.
- ✓ **Carlisle YWCA:** Led by Executive Director Barbara Kohutiak (717.243.3818; bkohutiak@ywcacarlisle.org), the YWCA is a key community-based organization that is heavily involved in community revitalization, the Carlisle YWCA will help lead outreach into nearby neighborhoods that are affected by the good and the bad of the local brownfields situation.
- ✓ **Downtown Carlisle Association:** Led by Executive Director Glenn White (717.245.2648; Glenn@LoveCarlisle.com), Downtown Carlisle is heavily and closely involved in this project, with a representative on the Brownfields Task Force, funding committed to a Retail Study, and a commitment to ensuring that the brownfields revitalization connects to and complements historic Downtown Carlisle.
- ✓ **Pennsylvania DEP Bureau of Environmental Cleanup and Brownfields:** The DEP is closely involved and collaborating in the Carlisle brownfields initiative, providing funding, coordinating voluntary cleanups, and serving as key advisors. Contact Director George Hartenstein at 717.783.7816 or GHartenstein@pa.gov.
- ✓ **Pennsylvania Department of Community & Economic Development:** DCED strongly supports this brownfields revitalization project, and has committed \$42,000 toward the area-wide planning effort. In addition, DCED has provided \$190,000 in Industrial Site Reuse Program grant funding to RE Invest for Phase II environmental assessment at the Carlisle Tire & Wheel site.

- ✓ **Tri-County Regional Planning Commission:** As the regional council of governments, the transportation MPO, and the regional economic development district, Tri-County will be critical to attracting infrastructure and business investment to the Carlisle brownfields area. Tri-County is helping to fund and leverage resources into the Carlisle area-wide brownfields initiative. Contact Executive Director Timothy Reardon, AICP at TReardon@tcpc-pa.org or 717.234.2639.
- ✓ **Carlisle Productions (d/b/a Carlisle Events):** Carlisle Production's subsidiary, Carlisle Automotive Industries (CAI) seeks to invest or attract up to \$45 million in the International Automotive Components brownfield. Contact Chief Financial Officer, Harold Brandt at 717.243.7855 or HaroldB@carlisleevents.com.
- ✓ **RE Invest Solutions:** RE-Invest is the purchaser and re-developer of the Carlisle Tire & Wheel brownfields site, and a company that specializes in brownfield projects. RE-Invest is actively underway with environmental assessment, cleanup, demolition, and redevelopment planning at that site. Contact Managing Director Thomas Lobasso at 631.479.3161 or solutions@re-investsolutions.com.

- c. **Brownfield Project Leadership, Governing Structure & Collaborative Model** – The Carlisle Community is confident that it can conduct an effective Area-Wide program, because the community is already well underway with a strong initiative that has clear leadership, an effective governing structure, and robust stakeholder engagement. The EPA AWP, if awarded, will first be integrated into the Carlisle Urban Redevelopment Plan effort that will be conducted in 2013. These planning efforts will be led by the Cumberland County Redevelopment Agency and the Cumberland County Department of Planning, and both agencies will dedicate senior management and other staff to the project. The County will be working very closely with the Borough Manager and staff of Carlisle, and with the Township Manager and staff of North Middleton. These three entities have already established a Task Force, a governing structure, commitments of resources, and a strong working relationship that will sustain the AWP effort.

Beyond these core leaders, the Carlisle Community will be working closely with other key stakeholders, including the Pennsylvania DEP, the Pennsylvania DCED, the redeveloper/owners of the IAC and Carlisle Tire & Wheel Site (Carlisle Events and RE Invest), and the Tri-Cities Planning Commission. Each of these entities has already invested significantly with time, money, and personnel. In addition, these core leaders and supportive organizations will continue to engage with other stakeholder organizations, including community-based organizations like the YWCA, Hope Station, the Carlisle Housing Opportunities Corporation, the Downtown Carlisle Association, and others.

Here's how the Carlisle Community will continue this effective collaboration and decision-making process: the first scope item in this project, outlined in Section 2 above, calls for the expansion of the existing Brownfields Task Force to include all of these key organizations in the decision-making process. This Task Force will meet regularly, and communicate by email frequently, about the status, progress, tasks and milestones in the AWP process. The group will agree early on the full scope of activities, tasks and progress that will be pursued in the Area-Wide program, as well as on schedules, resources allocations, and needed contributions. As the project progresses, the Task Force will seek consensus on key decisions but, to the extent there is not full consensus, particular key decisions will be made by the jurisdiction in which a particular brownfields is located (2 in Carlisle, one in North Middleton) in consensus with the project lead Cumberland County, after full consultation and discussion with the Task Force.

- d. **Conducting Project Outreach and Incorporating Project Input** – The Carlisle Community will build on its solid track record of public outreach and engagement by:
- Holding public meetings of the **Brownfields Task Force** regularly, with public input sessions every quarter;

- Conducting a 3-day, inclusive **community charrette** with wide outreach, publicity, and invitations to build an effective crowd of citizens and stakeholders;
- Requesting each organization represented on the Brownfields Task Force to provide reports to its **organizational staff, members and constituents** on a regular basis;
- Establishing dedicated pages on the **web sites** Cumberland, Carlisle and North Middleton with information, documents, and a means to take public input;
- Creating a set of **print and internet outreach materials** explaining the project and its progress;
- Encouraging the project **consultants team** to conduct extensive collaboration with stakeholder organizations and citizens, and use their input to drive planning decisions; and
- Incorporating public input into the key plans that will result from this AWP project, including the land use plan, green/sustainability plan, market study, infrastructure assessment, and Resources Roster.

4. **Community Benefits**

Every aspect of the Carlisle brownfields effort encompasses and strives towards the Livability Principles of the Sustainable Communities Partnership. Activities that are planned if the EPA Area-wide Planning grant is secured will include studies and recommendations for: (1) improved and additional transportation choices, including complete street connections to downtown, economic centers, and struggling neighborhoods; (2) establishment of equitable, affordable housing options, particularly in economically vulnerable Census blocks, (3) increased jobs, tax revenue and improved economic competitiveness of the Carlisle area, after devastating manufacturing losses; (4) inclusion and participation of existing communities and residents, especially those in the Environmental Justice areas surrounding the three brownfield sites; (5) strategies for leveraging of state and federal investment including through creation of a dynamic Resources Roster and leveraging strategy, as well as recruitment of additional private sector investment; (6) a renewed sense of pride and value for the communities and surrounding neighborhoods.

CCRA's approach to Area-wide Planning will result in tangible, sustainable and equitable development benefits. From the beginning of their urban planning effort since the three manufacturers closed, the Carlisle Community leaders have reached out to any and all stakeholders who stand to benefit from or be impacted by the redevelopment of these three sites. The positive results of these outreach efforts are clearly demonstrated by the wide-ranging support offered for this application. The hope of new jobs, better and more affordable housing, local health care facilities, new parks and playgrounds, and closer shopping and retail amenities are taking steps forward towards reality with every completed phase of this planning and redevelopment effort.

Through public-private funding and partnerships, efforts are well underway to clean up asbestos and soil and groundwater contamination at two of the three sites. Demolition is also being completed in order to remove other safety concerns present at these sites. Most of the residential areas in the immediate areas of the three brownfield sites are older neighborhoods with elderly, low income and minority populations. The issue of environmental justice with regard to cleanup and redevelopment of these sites is front and center. The area-wide approach being taken in Carlisle helps to keep all of the neighbors informed and to alleviate their concerns that their health and the integrity of their air, water and soil are being robustly protected by the cleanup efforts.

The new property owners and several of the stakeholders, including Dickinson College, are committed to increased sustainability practices during the redevelopment of these brownfield sites including green infrastructure for stormwater management, walking and bike trails to connect these areas to the downtown and to each other, and inclusive of more green and recreational spaces.

The most excitement surrounding the revitalization of the three catalyst sites revolves around their potential to create new jobs of all different types. Construction jobs, hotel, restaurant, retail, medical office and many jobs will be created through the new end uses have been envisioned for these vacant old sites. Many of the residents in these neighborhoods used to walk to work at these plants. They are still in the neighborhoods and more ready than ever for the new employment opportunities that seem to be just around the corner. As a result of the planning that could be supported by the EPA Area-wide Planning Grant, the Carlisle Community can expect:

- ✓ a healthier environment from the revitalization of three brownfields in the midst of traditional neighborhoods;
- ✓ a return to a connected community through re-opening of B Street and establishment of a truly walkable community;
- ✓ new shopping , restaurant and retail amenities;
- ✓ more affordable housing options;
- ✓ new jobs for people who used to walk to work at the manufacturing facilities and many other residents of the Carlisle community; and
- ✓ a renewed sense of community pride and productivity.

5. Programmatic Capability and Past Performance

- a. **Programmatic Capability** – Key staff from the CCRA has lengthy and broad experience with both state and federal grants administration and reporting. Ed LeClear, the Community Development Director and Project Director, has over eight years of state and federal grants management experience. Mr. LeClear directly oversees CDBG and HOME program administration for the Borough of Carlisle and Cumberland County. He also administers a number of Commonwealth of Pennsylvania redevelopment grants from such sources as the Housing and Redevelopment Assistance Program (HRA), Industrial Sites Reuse Program (ISRP), and Redevelopment Assistance Capital Program (RACP). Before joining the Authority, Mr. LeClear was a program officer at the Pennsylvania Department of Community and Economic Development administering the Commonwealth's key community planning grant program: the Land Use Planning and Technical Assistance Program (LUPTAP). He worked with over 80 municipal clients in awarding, monitoring, and closing out planning grants statewide. Mr. LeClear is an AICP certified planner, with a Master of Regional Planning degree from Cornell University. Other Authority staff that will assist in administering this grant include: Ms. Joyce Gutshall, the Authority's Information and Reporting Specialist and Peg Bower, the Authority's Finance Director. Ms. Gutshall has eight years of experience with federal and state reporting, including HUD IDIS and Commonwealth DCED reporting. Ms. Bower has over 12 years of accounting and management experience.

Moreover, the Cumberland/Carlisle/North Middleton team will be supported by top-notch consultants in brownfields revitalization. In accordance with competitive procurement standards, in November 2012 the Borough of Carlisle selected a highly qualified team of contractors to help craft a vision and plan for revitalization of the three catalyst brownfield sites. The team is led by Stromberg-Garrigan and Associates (SGA) and includes Gaito & Associates, LLC (WBE/WOSB), Michael Baker Corp, Gibb Planning Group and Sustainable Strategies DC. The SGA team not only has decades of progressive success in revitalizing brownfields across the United States, but has also been working together as team on two of the Pilot Area wide Planning Grants – The Ohio River Brownfield Corridor project for the Borough of Monaca (www.ohioriverbrownfields.com) and one of their marquee projects - the revitalization of Ranson/ Charles Town, WV (www.ransonrenewed.com). Starting with an EPA Assessment Pilot Grant, the revitalization process in Ranson/Charlestown has spanned over a decade, has resulted in the cleanup of a dozen properties, the creation of hundreds of jobs and the project has been featured on the White House blog as a case example supporting the administration's Sustainable Communities Initiative.

- b. **Past Performance** – CCRA has a long and stellar record of successfully administering federal and state grants for a wide range of planning and redevelopment activities. CCRA administers over \$2 million in HUD CDBG and HOME program funds for both the Borough of Carlisle and Cumberland County annually. The Authority has a long history of clean monitoring visits, and there are no open findings or corrective action plans for either program. In addition, CCRA has been a recipient of a number of Commonwealth redevelopment grants. Over the past three years, CCRA has administered over \$1.5 million in Commonwealth grants including the following examples. All of these projects were successfully managed and completed, with timely reporting and close-outs that were accepted by Pennsylvania DCED:

- ✓ **PA DCED Housing and Redevelopment Assistance Program:** \$362,000 for Lemoyne Borough Streetscape Project and \$248,000 for Capone Building Rehabilitation in Carlisle Borough
- ✓ **PA DCED Industrial Sites Reuse Program:** Hoffman Plant Remediation, \$69,000
- ✓ **PA DCED Land Use Planning & TA:** Shippensburg Downtown Strategic Plan, \$17,500
- ✓ **PA DCNR C2P2:** Walnut Street Bridge Feasibility Study, \$35,000

6. **Leveraging** – The Carlisle Community is well underway with leveraging resources for this brownfields initiative, and is confident that more resources will be leveraged if this grant is awarded:

- **\$132,000 for the Carlisle Urban Redevelopment Plan:** In November 2012, Carlisle procured a team of land use, community revitalization, infrastructure engineering, brownfields, and economic development experts to conduct an urban redevelopment planning project focused on the three catalyst brownfields. With \$50,000 from the Borough of Carlisle, \$42,000 from the Pennsylvania Department of Community and Economic Development, and \$40,000 from the Tri-County Planning Commission, this Plan is intended to be directly integrated into an EPA Area-Wide effort.
- **\$2.8 million + \$45 million from Carlisle Events for the IAC Brownfield:** the Carlisle Car Events company has already put \$2.8 million into the IAC brownfield land acquisition, demolition, remediation, and redevelopment planning. An expert feasibility study predicts that Carlisle Events can succeed with a \$45 million mixed-use revitalization of the site, if key brownfield and planning barriers can be overcome.
- **\$1 million + Up to \$20 million from RE Invest for the Carlisle Tire & Wheel Brownfield:** RE Invest has already expended \$1 million on the Carlisle Tire & Wheel brownfield for acquisition, demolition, remediation, and redevelopment planning. The PA DCED has provided \$190,000 in Industrial Site Reuse Program funds for additional Phase II investigations. RE Invest projects that it could invest up to \$20 million in a mixed-use redevelopment, if critical brownfield and planning barriers can be overcome.
- **Other Leverage:** The Carlisle Community is positioned now to leverage the resources and results from other, complementary community projects to support the Area-Wide Brownfields plan, including the \$2.8 million in PA DOT funding and \$50,000 in Dickinson College funding for the Carlisle Road Diet project, and \$30,000 from the Borough of Carlisle for the Downtown Retail Study described earlier.
- **Future Leverage:** Although not yet secured, the Carlisle/Cumberland/North Middleton community has planned the specific task of creating a “Resource Roster” for this area-wide brownfields initiative, that will identify strategies for securing other resources, including EPA assessment and cleanup grants for the targeted sites; PA DOT Transportation Alternatives grants for complete streets; EPA / PA green infrastructure grants for stormwater; HUD Sustainable Community Challenge grants for community sustainability planning; HUD CDBG grants for economic development improvements; PA Department of Economic and Community Development grants for infrastructure and brownfields reuse, PA DEP grants for brownfields revitalization, and other sources of leverage.

CUMBERLAND COUNTY THRESHOLD CRITERIA

Name of Applicant: **Cumberland County Redevelopment Authority, PA**

1. Applicant eligibility: The Cumberland County Redevelopment Authority is a unit of the Cumberland County municipal government, a political subdivision under the laws of the Commonwealth of Pennsylvania. Cumberland County was not a recipient of any FY10 Brownfields Area-Wide Planning Grant.

2. Location of proposed BF AWP project area:

- a. The Area-Wide Planning project area is in the Borough of Carlisle and a portion of North Middletown Township, both in Cumberland County, Pennsylvania. There are 63 acres of brownfields in the AWP project area, within a targeted area of approximately 500 total acres. This area is bounded on the north by the Pennsylvania Turnpike/Interstate 76 and the Carlisle Events Expo Center & Fairgrounds; bounded on the west by West Street, Franklin Street, N. College Street and Dickinson College; bounded on the south by Downtown Carlisle and High Street; and bounded on the east by East Street and the U.S. Army War College.
- b. An Area-Wide boundary map is provided in this Threshold Criteria document below.

3. Identify the specific catalyst, high priority brownfield site(s) within the proposed BF AWP project area around which your project will focus:

Catalyst Site #1: International Automotive Components

- a. International Automotive Components, 1000 Bryn Mawr Road, Carlisle PA 17013
- b. International Automotive Components is not listed or proposed for listing on the National Priorities List, it is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA, and it is not subject to the jurisdiction, custody, or control of the U.S. government.
- c. International Automotive Components is contaminated with hazardous substances.
- d. There has been no prior determination made by EPA regarding whether this site meets the definition of "brownfield site."

Catalyst Site #2: Carlisle Tire & Wheel

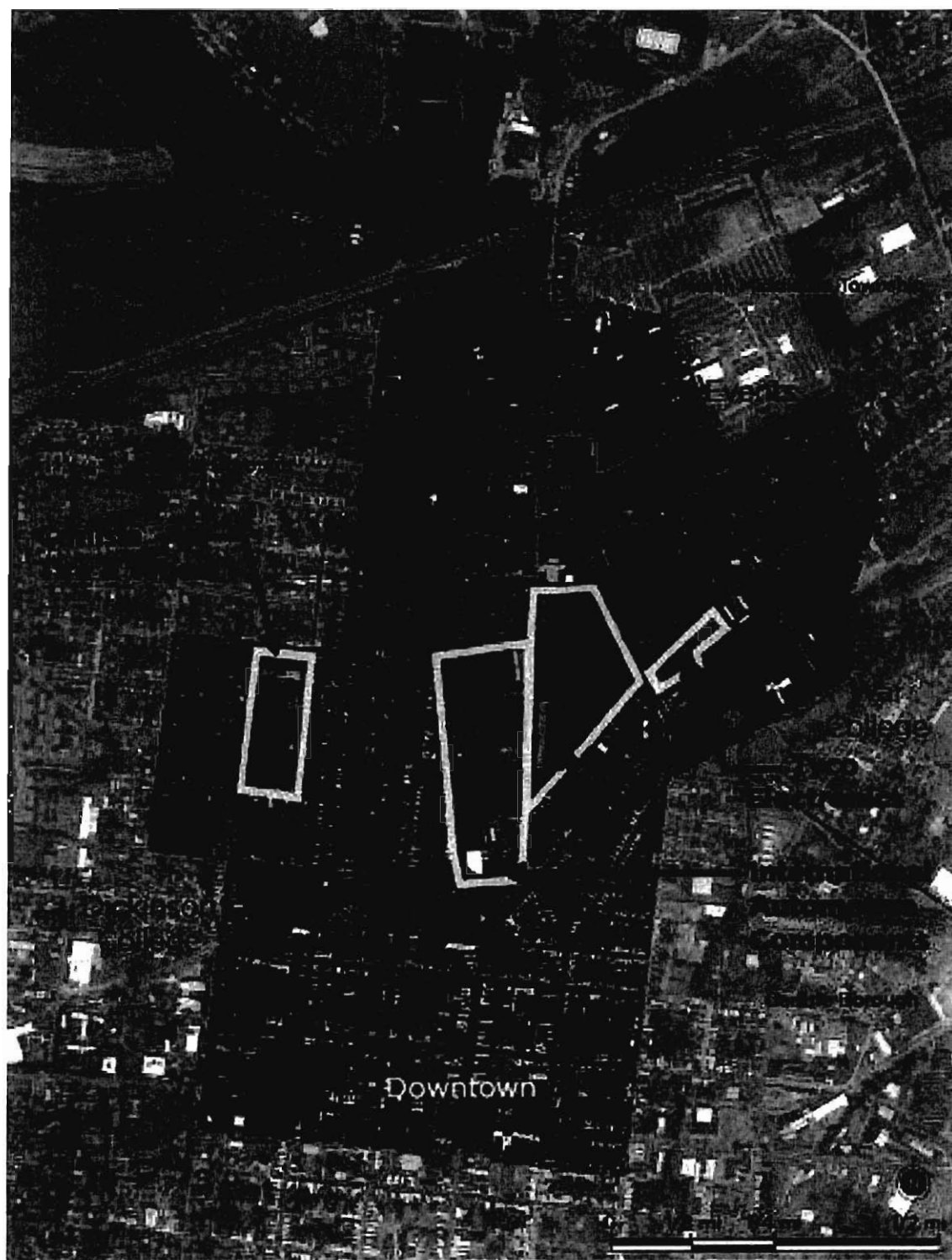
- a. Carlisle Tire & Wheel, 621 N. College Street, Carlisle PA 17013
- b. Carlisle Tire & Wheel is not listed or proposed for listing on the National Priorities List, it is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA, and it is not subject to the jurisdiction, custody, or control of the U.S. government.
- c. Carlisle Tire & Wheel is contaminated with hazardous substances.
- d. There has been no prior determination made by EPA regarding whether this site meets the definition of "brownfield site."

Catalyst Site #3: Carlisle Tire & Wheel

- a. Tyco Electronics, 759 Hamilton Street, Carlisle PA 17013
- b. Tyco Electronics is not listed or proposed for listing on the National Priorities List, it is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA, and it is not subject to the jurisdiction, custody, or control of the U.S. government.
- c. Tyco Electronics is contaminated with hazardous substances.
- d. There has been no prior determination made by EPA regarding whether this site meets the definition of "brownfield site."

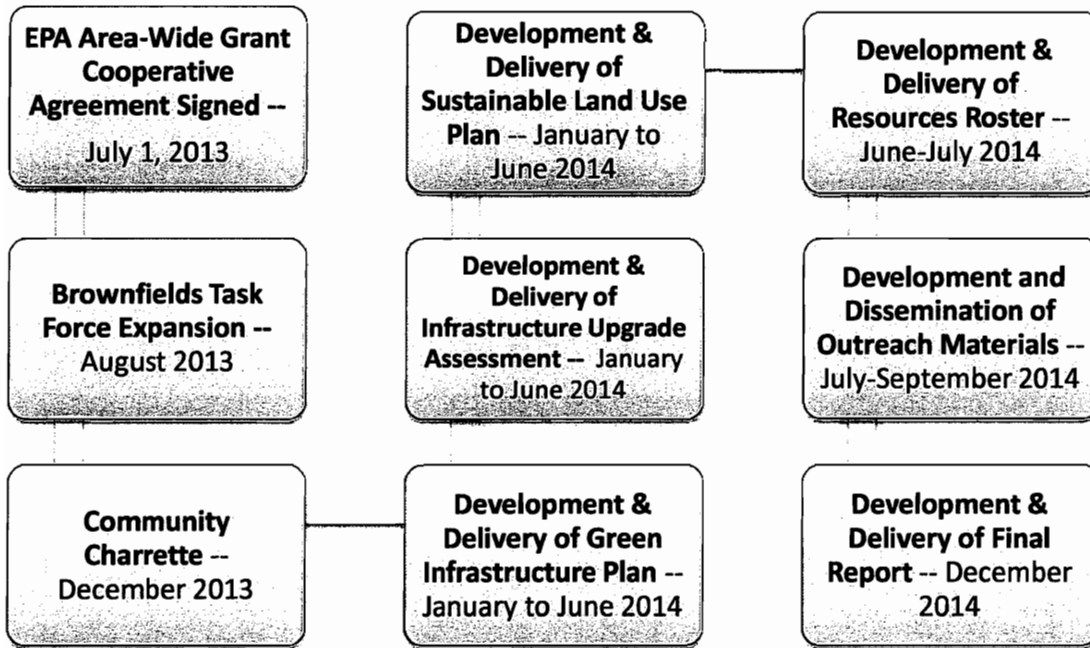
4. Ineligible activities: N/A

5. Letter of support: Cumberland County submits the letter from the Carlisle YWCA as the letter of support from a relevant non-profit organization.



CUMBERLAND-CARLISLE-NORTH MIDDLETON

PROJECT MILESTONES SCHEDULE



CUMBERLAND-CARLISLE-NORTH MIDDLETON SUPPORT
LETTERS FROM COMMUNITY BASED ORGANIZATIONS

- Carlisle YWCA – this letter is the one that Cumberland County submits to meet the threshold criteria of having one non-profit support letter
- Hope Station
- Carlisle Housing Opportunities Coalition
- Downtown Carlisle Association
- Downtown Neighborhood Connection

eliminating racism
empowering women
ywca

YWCA Carlisle
301 G Street
Carlisle, PA 17013-1389

tel: (717) 243-3818
fax: (717) 243-3948
email: info@ywcacarlisle.org
www.ywcacarlisle.org

November 20, 2012

Mr. David R. Lloyd
U. S. Environmental Protection Agency
Office of Brownfields and Land Revitalization
1200 Pennsylvania Avenue, N. W.
EPA WEST 2402-A
Washington, DC 20460

Mr. Tom Stolle
Regional Brownfields Coordinator, Region 3
U. S. Environmental Protection Agency
1650 Arch Street
Mail Code 3HS51
Philadelphia, PA 19103

Dear Mr. Lloyd and Mr. Stolle:

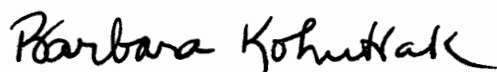
YWCA Carlisle supports The Cumberland County Redevelopment Authority (CCRA) in their application for a \$200,000 EPA Brownfields Areawide Planning Grant. This grant would support an ongoing community - wide planning effort to revitalize three key brownfield sites in the Borough of Carlisle and North Middleton Township in Cumberland County, PA. Both of these municipalities have been impacted by the closings of several long-time resident industries – International Automotive Components Group, Tyco, and Carlisle Tire & Wheel – which closed in 2008, 2009, and 2010 respectively.

The closings of these three businesses, which were all located in the same general area, have left nearly 50 acres of vacant property and an opportunity for redevelopment. In September 2011, Carlisle Borough officials and other community stakeholders discussed the need for an Urban Redevelopment Plan for these three sites – the attendees of the meeting fully support the redevelopment concept and encouraged Carlisle Borough to move forward with finalizing a plan and securing needed funding.

YWCA Carlisle, located in the Borough of Carlisle, has worked with CCRA on many occasions in the past, particularly in meeting the needs of those who are economically disenfranchised. We currently run afterschool programs in two buildings owned by CCRA. We believe the development of this vacant property would enhance the quality of life and the economy of Carlisle, North Middleton Township, and Cumberland County and that CCRA has the expertise and experience to assure the success of this project. CCRA has demonstrated success in bringing together community stakeholders for the betterment of the community. For example, YWCA Carlisle was an active member of a community Task Force on Homelessness, which was convened by CCRA, and would participate in the development of this project.

You may contact me at 717-243-3818 or bkohutiak@ywcacarlisle.org if you have any questions. I hope you are able to support and fund this worthwhile request.

Sincerely yours,



Barbara Kohutiak
Executive Director

Hope Station

Let's Get on Board November 30, 2012

149 W. Penn Street
Carlisle, PA 17013
P: 717.249.5144
F: 717.249.5228

Members of Hope Station Neighborhood Council:

Taleen Palmer
President

John Anderson
Vice-President

Uronka Cole
Secretary

Rich Newell
Treasurer

Members

Doug Weirich
Phyllis Wallace
Rich Moore
Dionne Perry
Shirley Withelm
Robert Beard
Gail D' Angelo
M&T Bank
Molly Boegel
Dickinson College
John Friend
*Superintendent Carlisle
Area School District*
Brent Sailhamer
PA Builders Association
Mary Ellen Ballew
Susquehanna Bank
Michele Barrett
*Carlisle Area
School District*

Technical Advisors

Chris Gulotta
Gulotta Group
Detective Chris Collare
Carlisle Police Dept.
James R. Washington Jr.
Executive Director

Council Support

Dave Cleck
*Sadler Health Center
Accountant*
George Douglas
*Salzmann Hughes, PC
Attorney*

Ad Hoc Members

Safronia Perry
Samuel Waring
Dawn Flower
Trish Carlucci
Kathie O'Donnell
Justin Rose
Elaine Herstek
Sarah Taby

Mr. David R. Lloyd
U.S. Environmental Protection Agency
Office of Brownfields and Land Revitalization
1200 Pennsylvania Avenue, N.W.
EPA WEST 2402-A
Washington, DC 20460

Mr. Tom Stolle, Regional Brownfields Coordinator
U.S. Environmental Protection Agency, Region 3
1650 Arch Street
Mail Code 3HS51
Philadelphia, Pennsylvania 19103

Dear Mr. Lloyd and Mr. Stolle:

This letter is written to verify that the Hope Station Opportunity Area Neighborhood Council supports The Cumberland County Redevelopment Authority (CCRA) in their application for an EPA Brownfields Areawide Planning Grant in the amount of \$200,000. The grant will be used to support and continue a community wide planning effort to revitalize three key brownfield sites located in the Borough of Carlisle and North Middleton Township in Cumberland County, Pennsylvania.

Carlisle and North Middleton Township are bordering municipalities that share many economic development drivers. Both municipalities have been negatively impacted by the recent closings of several of the area's long-time resident industries. The following major industrial closings have occurred over the past 4 years:

2008 – International Automotive Components Group (IAC), a manufacturer of flooring and acoustics products to the automotive industry closed its plant in Carlisle. The plant first opened in 1919 and at its peak, the plant employed over 3000 people.

2009 –Tyco, a manufacturer of electronic components and connections for the computer and communications industries, closed its doors at its plant on Hamilton Street in Carlisle,

leaving hundreds of people unemployed. The plant had been a major employer in the area for decades.

2010 – **Carlisle Tire and Wheel (CTW)** relocated its operation to Jackson, TN. CTW, a manufacturer and importer of agriculture, ATV, golf, aviation, trailer, lawn and garden tires opened in Carlisle in 1917 and at its peak, the plant employed over 1000 people.

These manufacturing operations were all located in close proximity to one another in the urbanized areas of Carlisle Borough and North Middleton Townships. While their closings have created short term hardship, the nearly 50 acres of vacant property left in their wake, creates a substantial urban redevelopment opportunity for the future.

The redevelopment opportunities offered by these three sites occur in some of Carlisle's most urbanized neighborhoods. Thus, redevelopment projects must be developed in a context sensitive manner that meshes and does not conflict with the fabric of the surrounding neighborhoods. Further, redevelopment efforts must complement the surrounding economic generators such as the Borough's downtown and the Carlisle Fairgrounds.

At a meeting on 9/26/11, Carlisle Borough officials and other community stakeholders discussed the need for an Urban Redevelopment Plan for these three sites and the surrounding areas that would link land use, transportation, and economic development planning to enhance the quality of life and economy of Carlisle, North Middleton Township and greater Cumberland County region. The attendees of the meeting fully supported the Urban Redevelopment Plan concept and encouraged Carlisle Borough to move forward with developing the scope of work for the study and securing the needed funding.

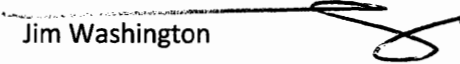
The Hope Station Opportunity Area serves as a catalyst for neighborhood improvement by collaborating with community members-individuals and organizations-throughout the Carlisle area. By creating innovative projects, fostering community development through education, technology, and job opportunities, decreasing crime, and enhancing the quality of life, Hope Station promotes unity and respect while celebrating

diversity of all kinds. The residents of the opportunity area have come to rely on Hope Station for information, community education and leadership in helping them to learn about the community environment and lead more productive lives. By providing structured learning sessions and empowering leadership in the predominately African American neighborhood, many of its residents have been able to become self sufficient and contributors to the local economy.

Because of the residents of Hope Station trust in the leadership of the Hope Station Board of Directors and Hope Station's executive director, the residents have learned to rely on this local leadership group for direction, community education and neighborhood improvement projects. We feel the Urban Redevelopment Plan will help us in doing our mission.

If you have any questions, please contact me at 717 226 1966

Sincerely,


Jim Washington

Executive Director

Carlisle Housing Opportunities Corporation

Opening Doors For First Time Homebuyers

Amy L. Neurohr

Director

PO Box 624
Mechanicsburg, PA 17055

717-590-7367

alneur@comcast.net

November 30, 2012

Mr. David R. Lloyd

U.S. Environmental Protection Agency
Office of Brownfields and Land Revitalization
1200 Pennsylvania Avenue, N.W.
EPA WEST 2402-A
Washington, DC 20460

Mr. Tom Stolle, Regional Brownfields Coordinator
U.S. Environmental Protection Agency, Region 3
1650 Arch Street
Mail Code 3HS51
Philadelphia, Pennsylvania 19103

Dear Mr. Lloyd and Mr. Stolle:

This letter is written to verify that Carlisle Housing Opportunities Corporation (CHOC) supports The Cumberland County Redevelopment Authority (CCRA) in their application for an EPA Brownfields Areawide Planning Grant in the amount of \$200,000. The grant will be used to support and continue a community wide planning effort to revitalize three key brownfield sites located in the Borough of Carlisle and North Middleton Township in Cumberland County, Pennsylvania.

Carlisle and North Middleton Township are bordering municipalities that share many economic development drivers. Both municipalities have been negatively impacted by the recent closings of several of the area's long-time resident industries.

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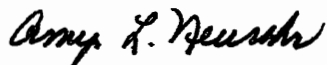
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At a meeting on September 26, 2011, Carlisle Borough officials and other community stakeholders discussed the need for an Urban Redevelopment Plan for these three sites and the surrounding areas that would link land use, transportation, and economic development planning to enhance the quality of life and economy of Carlisle, North Middleton Township and greater Cumberland County region. The attendees of the meeting fully supported the Urban Redevelopment Plan concept and encouraged Carlisle Borough to move forward with developing the scope of work for the study and securing the needed funding.

As a state designated Community Housing Development Organization CHOC has a vested interest in the redevelopment opportunities that are possible with the development of the brownfield sites. The areas included in this plan are adjacent to neighborhoods where many of the employees of those closed plants lived. The redevelopment of the vacant properties will impact many living in the area. CHOC supports the planned development of the area which should include housing for low-moderate income families as well as businesses that can contribute to the economy of the Borough and the larger community.

If you have any questions, please contact me at 717-590-7367 or alneur@comcast.net.

Sincerely,



Amy L. Neurohr

Director

Carlisle Housing Opportunities Corporation



53 West South Street, Carlisle, PA 17013

p: 717-571-7691 f: 717-245-9835

November 30, 2012

Mr. David R. Lloyd
U.S. Environmental Protection Agency
Office of Brownfields and Land Revitalization
1200 Pennsylvania Avenue, N.W.
EPA WEST 2402-A
Washington, DC 20460

Mr. Tom Stolle, Regional Brownfields Coordinator
U.S. Environmental Protection Agency, Region 3
1650 Arch Street
Mail Code 3HS51
Philadelphia, Pennsylvania 19103

Dear Mr. Lloyd and Mr. Stolle:

This letter is written to verify that the Downtown Carlisle Association supports the Cumberland County Redevelopment Authority (CCRA) in their application for an EPA Brownfields Area-wide Planning Grant in the amount of \$200,000. The grant will be used to support and continue a community wide planning effort to revitalize three key brownfield sites located in the Borough of Carlisle and North Middleton Township in Cumberland County, Pennsylvania.

Carlisle and North Middleton Township are bordering municipalities that share many economic development drivers. Both municipalities have been negatively impacted by the recent closings of several of the area's long-time resident industries.

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These manufacturing operations were all located in close proximity to one another in the urbanized areas of Carlisle Borough and North Middleton Townships. While their closings have created short term hardship, the nearly 50 acres of vacant property left in their wake, creates a substantial urban redevelopment opportunity for the future.

The redevelopment opportunities offered by these three sites occur in some of Carlisle's most urbanized neighborhoods. Thus, redevelopment projects must be developed in a context sensitive manner that meshes and does not conflict with the fabric of the surrounding neighborhoods. Further, redevelopment efforts must complement the surrounding economic generators such as the Borough's downtown and the Carlisle Fairgrounds.

At a meeting on 9/26/11, Carlisle Borough officials and other community stakeholders discussed the need for an Urban Redevelopment Plan for these three sites and the surrounding areas that would link land use, transportation, and economic development planning to enhance the quality of life and economy of Carlisle, North Middleton Township and greater Cumberland County region. The attendees of the meeting fully supported the Urban Redevelopment Plan concept and encouraged Carlisle Borough to move forward with developing the scope of work for the study and securing the needed funding.

By identifying and reclaiming these contaminated sites, we will be able to further our economic revitalization efforts, while expanding our base of retailers and consumers. Your partnership in this project would be greatly appreciated.

Thank you for your time and commitment to this problem. As always, if you have any questions, comments or concerns, please contact me at 717-245-2648.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn White", written in a cursive style.

Glenn White
Executive Director



November 30, 2012

Mr. David R. Lloyd
U.S. Environmental Protection Agency
Office of Brownfields and Land Revitalization
1200 Pennsylvania Avenue, N.W.
EPA WEST 2402-A
Washington, DC 20460

Mr. Tom Stolle, Regional Brownfields Coordinator
U.S. Environmental Protection Agency, Region 3
1650 Arch Street
Mail Code 3HS51
Philadelphia, Pennsylvania 19103

Dear Mr. Lloyd and Mr. Stolle:

This letter is written to verify that the Downtown Neighborhood Connection supports The Cumberland County Redevelopment Authority (CCRA) in their application for an EPA Brownfields Areawide Planning Grant in the amount of \$200,000. The grant will be used to support and continue a community wide planning effort to revitalize three key brownfield sites located in the Borough of Carlisle and North Middleton Township in Cumberland County, Pennsylvania.

Carlisle and North Middleton Township are bordering municipalities that share many economic development drivers. Both municipalities have been negatively impacted by the recent closings of several of the area's long-time resident industries.

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The Downtown Neighborhood Connection (DNC) operates as a council of neighborhoods and has representatives from all five downtown neighborhood groups on its board of directors. Over the past year, the DNC has sponsored two neighborhood wide meetings with the owner of the Tire and Wheel site. Both meetings were very well attended and the residents spoke passionately about possible future uses on the site. One worry that was raised repeatedly was that the site would be developed without regards to the future uses of the other two ongoing neighboring redevelopment projects – AIC and Tyco. Although all three sites have different owners with different expectations, the residents view these sites as different legs of a three legged stool, and as such, would like to see a coordinated redevelopment approach. DNC believes the EPA Brownfields Areawide Planning Grant will help achieve the coordinated effort desired by the residents and the complementary knitting of the urban fabric demanded by the community.

If you have any questions, please contact me at 717-245-2648 or eddy@LoveCarlisle.com.

Sincerely,



Eddy Kaplaniak, Manager

Downtown Neighborhood Connection

53 W South Street

Carlisle, PA 17013

717-245-2648

CUMBERLAND-CARLISLE-NORTH MIDDLETON
STAKHOLDER LETTERS OF SUPPORT

- Cumberland County Planning Commission
- Borough of Carlisle
- North Middleton Township
- Pennsylvania Department of Environmental Protection, Bureau of Environmental Cleanup & Brownfields
- Pennsylvania Department of Community & Economic Development
- Tri-County Regional Planning Commission
- Cumberland Area Economic Development Corporation
- Cumberland Valley Visitors Bureau
- Carlisle Productions
- RE Invest Solutions



Cumberland County Planning Commission

18 N. Hanover Street, 3rd Fl.
Carlisle, PA 17013
Ph. 717.240.5362
Fax 717.240.6517
www.ccpa.net/planning

November 30, 2012

Mr. David R. Lloyd
U.S. Environmental Protection Agency
Office of Brownfields and Land Revitalization
1200 Pennsylvania Avenue, N.W.
EPA WEST 2402-A
Washington, DC 20460

Mr. Tom Stolle, Regional Brownfields Coordinator
U.S. Environmental Protection Agency, Region 3
1650 Arch Street
Mail Code 3H551
Philadelphia, Pennsylvania 19103

Dear Mr. Lloyd and Mr. Stolle:

This letter is written to verify that the Cumberland County Planning Department supports The Cumberland County Housing and Redevelopment Authority (CCHRA) in their application for an EPA Brownfields Areawide Planning Grant in the amount of \$200,000. The grant will be used to support and continue a community wide planning effort to revitalize three key brownfield sites located in the Borough of Carlisle and North Middleton Township in Cumberland County, Pennsylvania.

Carlisle and North Middleton Township are bordering municipalities that share many economic development drivers. Both municipalities have been negatively impacted by the recent closings of several of the area's long-time resident industries. The following major industrial closings have occurred over the past 4 years:

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The Cumberland County Planning Department has been actively involved with the Carlisle Urban Redevelopment Plan from its inception. We have assisted the Borough in securing funding for the project and provided technical assistance for zoning amendments that would be needed to support the plan's implementation. We will continue to be partners through the planning process and the forthcoming implementation as the aforementioned sites are productively redeveloped and reused.

If you have any questions, please contact me at (717) 240-5362 or kstoner@ccpa.net.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kirk Stoner', with a long horizontal flourish extending to the right.

Kirk Stoner, AICP
Director of Planning
Cumberland County



BOROUGH OF CARLISLE

"Committed To Excellence In Community Service"

November 30, 2012

Mr. David R. Lloyd
U.S. Environmental Protection Agency
Office of Brownfields and Land Revitalization
1200 Pennsylvania Avenue, N.W.
EPA WEST 2402-A
Washington, DC 20460

Mr. Tom Stolle, Regional Brownfields Coordinator
U.S. Environmental Protection Agency, Region 3
1650 Arch Street
Mail Code 3HS51
Philadelphia, Pennsylvania 19103

Dear Mr. Lloyd and Mr. Stolle:

This letter is written to verify that the Borough of Carlisle supports The Cumberland County Housing and Redevelopment Authority (CCHRA) in their application for an EPA Brownfields Areawide Planning Grant in the amount of \$200,000. The grant will be used to support and continue a community wide planning effort to revitalize three key brownfield sites located in the Borough of Carlisle and North Middleton Township in Cumberland County, Pennsylvania.

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BOROUGH OF CARLISLE

"Committed To Excellence In Community Service"

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At a meeting on 9/26/11, Carlisle Borough officials and other community stakeholders discussed the need for an Urban Redevelopment Plan for these three sites and the surrounding areas that would link land use, transportation, and economic development planning to enhance the quality of life and economy of Carlisle, North Middleton Township and greater Cumberland County region. The attendees of the meeting fully supported the Urban Redevelopment Plan concept and encouraged Carlisle Borough to move forward with developing the scope of work for the study and securing the needed funding.

As the host municipality for the three brownfield sites, the Borough of Carlisle is a critical partner in the brownfield planning process. Borough Council and management have played an organizing role in the process since its inception, and the Borough is the applicant for state planning funds used as leverage for this Brownfields Areawide Planning Grant. In addition to leveraging state funds, the Borough of Carlisle has committed up to \$50,000 in additional funds to ensure the planning process has the resources needed to bridge planning concepts to implementation.

If you have any questions, please contact me at 717-249-6921.

Sincerely,

Matthew H. Candland
Borough Manager

MHC/jes



NORTH MIDDLETON TOWNSHIP

2051 Spring Road, Carlisle, PA 17013-1059

OFFICE (717) 243-8550 • FAX (717) 243-1135 • POLICE (717) 243-7910

November 30, 2012

Mr. David R. Lloyd
U.S. Environmental Protection Agency
Office of Brownfields and Land Revitalization
1200 Pennsylvania Avenue, N.W.
EPA WEST 2402-A
Washington, DC 20460

Mr. Tom Stolle, Regional Brownfields Coordinator
U.S. Environmental Protection Agency, Region 3
1650 Arch Street
Mail Code 3HS51
Philadelphia, Pennsylvania 19103

Dear Mr. Lloyd and Mr. Stolle:

This letter is written to verify that North Middleton Township supports The Cumberland County Housing and Redevelopment Authority (CCHRA) in their application for an EPA Brownfields Areawide Planning Grant in the amount of \$200,000. The grant will be used to support and continue a community wide planning effort to revitalize three key brownfield sites located in the Borough of Carlisle in Cumberland County, Pennsylvania.

Carlisle and North Middleton Township are bordering municipalities that share many economic development drivers. Both municipalities have been negatively impacted by the recent closings of several of the area's long-time resident industries. The following major industrial closings have occurred over the past 4 years:

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These manufacturing operations were all located in close proximity to one another in the urbanized areas of Carlisle Borough and in close proximity to North Middleton Township. While their closings have created short term hardship, the nearly 50 acres of vacant property left in their wake, creates a substantial urban redevelopment opportunity for the future.

The redevelopment opportunities offered by these three sites occur in some of Carlisle's most urbanized neighborhoods. Thus, redevelopment projects must be developed in a context sensitive manner that meshes and does not conflict with the fabric of the surrounding neighborhoods. Further, redevelopment efforts must complement the surrounding economic generators such as the Borough's downtown and the Carlisle Fairgrounds.

At a meeting on 9/26/11, Carlisle Borough officials and other community stakeholders discussed the need for an Urban Redevelopment Plan for these three sites and the surrounding areas that would link land use, transportation, and economic development planning to enhance the quality of life and economy of Carlisle, North Middleton Township and greater Cumberland County region. The attendees of the meeting fully supported the Urban Redevelopment Plan concept and encouraged Carlisle Borough to move forward with developing the scope of work for the study and securing the needed funding.

North Middleton Township Supervisor Shearer and Manager Ealer attended the initial September 26, 2011 meeting. At the September 29, 2011 Board of Supervisors meeting, the full Board of Supervisors supported Carlisle Borough's efforts, together with all stakeholders, in moving forward with developing a master plan to revitalize and renew all three parcels enhancing the greater Carlisle Community including North Middleton Township. The Township has and will continue to support this effort with the participation of the Manager in the study process as well as other areas as the need arises.

If you have any questions, please contact me at 717.243.8550.

Sincerely,

A handwritten signature in black ink, appearing to read 'Deborah A. Ealer', with a long horizontal flourish extending to the right.

Deborah A. Ealer
Township Manager
North Middleton Township



pennsylvania

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BUREAU OF ENVIRONMENTAL CLEANUP AND BROWNFIELDS

November 19, 2012

Mr. Ed LeClear, Community Development Director
The Cumberland County Redevelopment Authority
114 N. Hanover St.
Carlisle PA 17013-2445

Dear Mr. LeClear:

The Pennsylvania Department of Environmental Protection is pleased to support your efforts to redevelop brownfield properties in your community. Returning such environmentally challenged and underutilized land and buildings to productive use improves our environment, safeguards our residents, and helps boost Pennsylvania's economy.

The DEP supports Cumberland County Housing and Redevelopment Authority's application for an EPA Brownfields Assessment Grant in the amount of \$200,000. The grant will be used to support and continue a community-wide planning effort to revitalize three key brownfield sites located in the Borough of Carlisle and North Middleton Township in Cumberland County, Pennsylvania. The Authority's efforts to re-examine the redevelopment potential of aggregated, underutilized sites to create renewed neighborhoods and business districts in Pennsylvania is a worthwhile endeavor.

Both Central Office and Regional Office Staff in the Land Recycling Program look forward to supporting Cumberland County Housing and Redevelopment Authority and U.S. EPA Region 3 on this project.

If you have any questions, please contact M. Thomas Mellott by email at mtmellott@pa.gov or by telephone at 717-783-7816.

Sincerely,

George Hartenstein
Director
Environmental Cleanup & Brownfields



November 28, 2012

Mr. David R. Lloyd
U.S. Environmental Protection Agency
Office of Brownfields and Land Revitalization
1200 Pennsylvania Avenue, N.W.
EPA WEST 2402-A
Washington, DC 20460

Mr. Tom Stolle, Regional Brownfields Coordinator
U.S. Environmental Protection Agency, Region 3
1650 Arch Street
Mail Code 3HS51
Philadelphia, Pennsylvania 19103

Dear Mr. Lloyd and Mr. Stolle:

The Pennsylvania Department of Community and Economic Development (DCED) supports efforts to undertake an urban redevelopment plan in Carlisle Borough and North Middleton Township. The target study area includes three key brownfield sites left by recent closings of three long-time industries. The sites include 50 acres located by an Elm Street neighborhood revitalization area and within ¼ mile of downtown Carlisle. There is potential for walkable, mixed-use development on the sites that would enhance the area and its attractiveness for living and investment. The urban redevelopment plan will propose context-sensitive land uses and designs for reuse of the brownfields, and will integrate plans for land use, economic development, and transportation in the area.

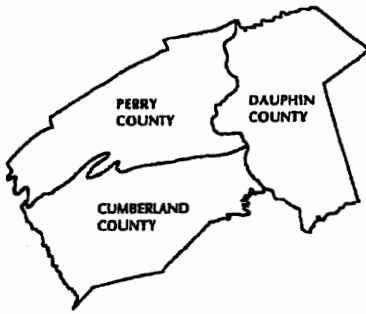
DCED supports the project and awarded matching grant funding for the urban redevelopment plan. Funds in amount of \$42,000 were awarded to Carlisle Borough from the Municipal Assistance Program and may be spent over a grant contract period of 7/1/2011 to 6/30/2014.

If any questions, please contact me at 412-770-1660 or dpuko@pa.gov.

Sincerely,

Dennis G. Puko
Planning Program Manager

TRI-COUNTY REGIONAL PLANNING COMMISSION



Dauphin County Veterans Memorial Office Building
112 Market Street, 2nd Floor, Harrisburg, Pennsylvania 17101-2015
Telephone 717-234-2639
Fax 717-234-4058
e-mail: planning@tcrpc-pa.org

November 27, 2012

Mr. David R. Lloyd
U.S. Environmental Protection Agency
Office of Brownfields and Land Revitalization
1200 Pennsylvania Avenue, N.W.
EPA WEST 2402-A
Washington, DC 20460

Mr. Tom Stolle, Regional Brownfields Coordinator
U.S. Environmental Protection Agency, Region 3
1650 Arch Street
Mail Code 3HS51
Philadelphia, Pennsylvania 19103

RE: Cumberland County Redevelopment Authority – EPA Brownfield Areawide Planning Grant

Dear Mr. Lloyd and Mr. Stolle:

The Tri-County Regional Planning Commission staff has had the opportunity to review the above noted grant application. The staff supports the Cumberland County Redevelopment Authority (CCRA) in their application for an EPA Brownfields Areawide Planning Grant in the amount of \$200,000. The grant will be used to support and continue a community wide planning effort to revitalize three key brownfield sites located in the Borough of Carlisle and North Middleton Township in Cumberland County, Pennsylvania.

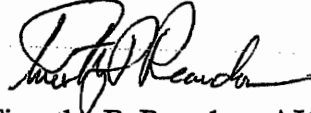
Carlisle and North Middleton Township are bordering municipalities that share many economic development drivers. Both municipalities have been negatively impacted by the recent closings of several of the area's long-time resident industries. The reuse and redevelopment of existing brownfield sites is a vital goal of the Commission's *Regional Growth Management Plan*. The redevelopment opportunities offered by these three sites occur in some of the Carlisle area's most urbanized neighborhoods. Thus, redevelopment projects must be developed in a context sensitive manner that meshes and does not conflict with the

fabric of the surrounding neighborhoods. Further, redevelopment efforts must complement the surrounding economic generators such as the Borough's downtown and the Carlisle Fairgrounds.

For these reasons, TCRPC staff can support the Cumberland County Redevelopment Authority's grant proposal for an EPA Brownfield Areawide Planning Grant. To this end the Commission has further indicated its support by awarding a *2012 TCRPC Regional Connections* grant in the amount of \$40,000 for the startup of the Carlisle Borough Urban Redevelopment Plan.

If you have any questions, please contact me at 717-234-2639 or by email at treardon@tcrpc-pa.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy P. Reardon", written over a horizontal dotted line.

Timothy P. Reardon, AICP
Executive Director



November 30, 2012

Mr. David R. Lloyd
U.S. Environmental Protection Agency
Office of Brownfields and Land Revitalization
1200 Pennsylvania Avenue, N.W.
EPA WEST 2402-A
Washington, DC 20460

Mr. Tom Stolle, Regional Brownfields Coordinator
U.S. Environmental Protection Agency, Region 3
1650 Arch Street
Mail Code 3HS51
Philadelphia, Pennsylvania 19103

Dear Mr. Lloyd and Mr. Stolle:

This letter is written to verify that the Cumberland Area Economic Development Corporation supports The Cumberland County Housing and Redevelopment Authority (CCHRA) in their application for an EPA Brownfields Areawide Planning Grant in the amount of \$200,000. The grant will be used to support and continue a community wide planning effort to revitalize three key brownfield sites located in the Borough of Carlisle and North Middleton Township in Cumberland County, Pennsylvania.

Carlisle and North Middleton Township are bordering municipalities that share many economic development drivers. Both municipalities have been negatively impacted by the recent closings of several of the area's long-time resident industries. The following major industrial closings have occurred over the past 4 years:

2008 – International Automotive Components Group (IAC), a manufacturer of flooring and acoustics products to the automotive industry closed its plant in Carlisle. The plant first opened in 1919 and at its peak, the plant employed over 3000 people.

2009 – Tyco, a manufacturer of electronic components and connections for the computer and communications industries, closed its doors at its plant on Hamilton Street in Carlisle, leaving hundreds of people unemployed. The plant had been a major employer in the area for decades.

2010 – Carlisle Tire and Wheel (CTW) relocated its operation to Jackson, TN. CTW, a manufacturer and importer of agriculture, ATV, golf, aviation, trailer, lawn and garden tires opened in Carlisle in 1917 and at its peak, the plant employed over 1000 people.

These manufacturing operations were all located in close proximity to one another in the urbanized areas of Carlisle Borough and North Middleton Townships. While their closings have created short term hardship, the nearly 50 acres of vacant property left in their wake, creates a substantial urban redevelopment opportunity for the future.

The redevelopment opportunities offered by these three sites occur in some of Carlisle's most urbanized neighborhoods. Thus, redevelopment projects must be developed in a context sensitive manner that meshes and does not conflict with the fabric of the surrounding neighborhoods. Further, redevelopment efforts must complement the surrounding economic generators such as the Borough's downtown and the Carlisle Fairgrounds.

At a meeting on 9/26/11, Carlisle Borough officials and other community stakeholders discussed the need for an Urban Redevelopment Plan for these three sites and the surrounding areas that would link land use, transportation, and economic development planning to enhance the quality of life and economy of Carlisle, North Middleton Township, and the greater Cumberland County region. The attendees at the meeting fully supported the Urban Redevelopment Plan concept and encouraged Carlisle Borough to move forward with developing the scope of work for the study and securing the needed funding.

As a catalyst for job creation; entrepreneurship; and business attraction, retention, expansion on behalf of the citizens of Cumberland County and South Central Pennsylvania, Cumberland County Economic Development Corporation, a division of Cumberland Area Economic Development Corporation, supports CCHRA's application of this important EPA Brownfields Areawide Planning Grant in the amount of \$200,000. The EPA grant is greatly needed to bolster the redevelopment of these sites, remediate, and prepare these sites for development by private investors. The subject grant is an excellent economic development tool to help incentivize development at these specific sites and in the surrounding area. Public and private partnership in restoring these identified sites is essential, as we look to restore loss jobs, as well as recreate a sustainable local and state commercial tax base.

Your consideration of this important request is greatly appreciated and if you have any questions, please contact me at 717-240-7181.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan C. Bowser". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jonathan Bowser
Corporate Vice President & Director of Economic Development
Cumberland Area Economic Development Corporation



November 30, 2012

Mr. David R. Lloyd
U.S. Environmental Protection Agency
Office of Brownfields and Land Revitalization
1200 Pennsylvania Avenue, N.W.
EPA WEST 2402-A
Washington, DC 20460

Mr. Tom Stolle, Regional Brownfields Coordinator
U.S. Environmental Protection Agency, Region 3
1650 Arch Street
Mail Code 3HS51
Philadelphia, Pennsylvania 19103

Dear Mr. Lloyd and Mr. Stolle:

This letter is written to verify that the Cumberland Valley Visitors Bureau supports The Cumberland County Housing and Redevelopment Authority (CCHRA) in their application for an EPA Brownfields Area wide Planning Grant in the amount of \$200,000. The grant will be used to support and continue a community wide planning effort to revitalize three key brownfield sites located in the Borough of Carlisle and North Middleton Township in Cumberland County, Pennsylvania.

Carlisle and North Middleton Township are bordering municipalities that share many economic development drivers. Both municipalities have been negatively impacted by the recent closings of several of the area's long-time resident industries. The following major industrial closings have occurred over the past 4 years:

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2010 – **Carlisle Tire and Wheel (CTW)** relocated its operation to Jackson, TN. CTW, a manufacturer and importer of agriculture, ATV, golf, aviation, trailer, lawn and garden tires opened in Carlisle in 1917 and at its peak, the plant employed over 1000 people.

These manufacturing operations were all located in close proximity to one another in the urbanized areas of Carlisle Borough and North Middleton Townships. While their closings have created short term hardship, the nearly 50 acres of vacant property left in their wake, creates a substantial urban redevelopment opportunity for the future.

The redevelopment opportunities offered by these three sites occur in some of Carlisle's most urbanized neighborhoods. Thus, redevelopment projects must be developed in a context sensitive manner that meshes and does not conflict with the fabric of the surrounding neighborhoods. Further, redevelopment efforts must complement the surrounding economic generators such as the Borough's downtown and the Carlisle Fairgrounds.

At a meeting on 9/26/11, Carlisle Borough officials and other community stakeholders discussed the need for an Urban Redevelopment Plan for these three sites and the surrounding areas that would link land use, transportation, and economic development planning to enhance the quality of life and economy of Carlisle, North Middleton Township and greater Cumberland County region. The attendees of the meeting fully supported the Urban Redevelopment Plan concept and encouraged Carlisle Borough to move forward with developing the scope of work for the study and securing the needed funding.

As Cumberland County's designated tourism promotion agency, we support redevelopment of shuttered manufacturing plants especially as it relates to the potential for job creation, economic impact to the local community and the revitalization of our precious downtowns. These brownfield sites are located at the northern most entry to Historic Downtown Carlisle and once redeveloped these sites can become the catalyst for increased visitation to our downtowns.

If you have any questions, please contact me at shireen@visitcumberlandvalley.com or (717) 240-7196.

Sincerely yours,

SHIREEN FARR
Director of Tourism



THE CARS. THE PEOPLE. THE EXCITEMENT.

November 30, 2012

Mr. David R. Lloyd
U.S. Environmental Protection Agency
Office of Brownfields and Land Revitalization
1200 Pennsylvania Avenue, N.W.
EPA WEST 2402-A
Washington, DC 20460

Mr. Tom Stolle, Regional Brownfields Coordinator
U.S. Environmental Protection Agency, Region 3
1650 Arch Street
Mail Code 3HS51
Philadelphia, Pennsylvania 19103

Dear Mr. Lloyd and Mr. Stolle:

This letter is written to verify that the Carlisle Events and Carlisle Auto Industries supports The Cumberland County Redevelopment Authority (CCRA) in their application for an EPA Brownfields Areawide Planning Grant in the amount of \$200,000. The grant will be used to support and continue a community wide planning effort to revitalize three key brownfield sites located in the Borough of Carlisle and North Middleton Township in Cumberland County, Pennsylvania.

Carlisle and North Middleton Township are bordering municipalities that share many economic development drivers. Both municipalities have been negatively impacted by the recent closings of several of the area's long-time resident industries. The following major industrial closings have occurred over the past 4 years:

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These manufacturing operations were all located in close proximity to one another in the urbanized areas of Carlisle Borough and North Middleton Townships. While their closings have created short term hardship, the nearly 50 acres of vacant property left in their wake, creates a substantial urban redevelopment opportunity for the future.

As the new owner of the Masland/IAC property, our firm has made both an investment in and a commitment to the revitalization of these areas of Carlisle. In addition to purchasing the property, we are completing demolition of non-usable structures and completing environmental evaluations at the site. Our vision for redevelopment of our property is directly tied to the public's desire for revitalization of the surrounding neighborhoods as well as the downtown.

Carlisle Events was founded in 1974 by friends Chip Miller and Bill Miller and has been the preeminent leader within the collector car hobby since then. The Carlisle Events brand is associated with 17 events which are held annually from January to November. Of those events, 13 are based in Pennsylvania, with 11 taking place in Cumberland County at the Carlisle PA Fairgrounds. The season schedule hosts a sports and outdoors event, seven automotive swap meets of varying size, six auctions, as well as individual specialty shows featuring Corvettes, Fords, GMs, Chryslers, trucks, motorcycles, imports and kit cars and tuner and modern customs. Over the course of an automotive Carlisle based season, nearly half a million automotive enthusiasts converge on Carlisle and do so from all corners of the globe. The attendees not only bring an excitement to the community each season, they also provide a strong economic impact. From patronizing local restaurants, bars, hotels, shops and more, those that come to Carlisle for events at the fairgrounds pump an estimated \$98 million into the local economy. Between their loyal support of Carlisle Events and forthcoming redevelopment of the former IAC property, the north side of Carlisle has never had a brighter future.

Members of our firm and our redevelopment team have been participating in the collective efforts to create an overall Urban Redevelopment Plan for these three sites from the very beginning. We agree that a coordinated effort will best serve the community as well as our business interests. We will continue to be a part of this important planning effort and respectfully request EPA's support as well.

If you have any questions, please contact me at 717-243-7855.

Sincerely,

A handwritten signature in black ink, appearing to read 'Harold Brandt', with a long horizontal line extending to the right.

Harold Brandt, CFO

RE INVEST TIRE & WHEEL RENEWAL, LLC
1855 New Highway, Suite C
Farmingdale, New York 11735
T: 631 479-3161

November 30, 2012

Mr. David R. Lloyd
U.S. Environmental Protection Agency
Office of Brownfields and Land Revitalization
1200 Pennsylvania Avenue, N.W.
EPA WEST 2402-A
Washington, DC 20460

Mr. Tom Stolle, Regional Brownfields Coordinator
U.S. Environmental Protection Agency, Region 3
1650 Arch Street
Mail Code 3HS51
Philadelphia, Pennsylvania 19103

Dear Mr. Lloyd and Mr. Stolle:

This letter is written to verify that RE Invest Tire & Wheel Renewal, LLC (REIT&W) supports The Cumberland County Redevelopment Authority (CCRA) in their application for an EPA Brownfields Areawide Planning Grant in the amount of \$200,000. The grant will be used to support and continue a community wide planning effort to revitalize three key brownfield sites located in the Borough of Carlisle and North Middleton Township in Cumberland County, Pennsylvania.

Carlisle and North Middleton Township are bordering municipalities that share many economic development drivers. Both municipalities have been negatively impacted by the recent closings of several of the area's long-time resident industries. The following major industrial closings have occurred over the past 4 years:

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These manufacturing operations were all located in close proximity to one another in the urbanized areas of Carlisle Borough and North Middleton Townships. While their closings have created short term hardship, the nearly 50 acres of vacant property left in their wake, creates a substantial urban redevelopment opportunity for the future.

As the new owner of the former Carlisle Tire & Wheel property, REIT&W has made both an investment in and a commitment to the revitalization of one of these key areas of Carlisle. In addition to purchasing the property, we are completing asbestos abatement, demolition of non-usable structures and environmental restoration of surface and subsurface conditions. We are undertaking environmental evaluations at the site and intend to complete remediation to highest standards practical. Our vision for redevelopment of our property is directly tied to the public's desire for revitalization of the surrounding neighborhoods as well as the downtown.

In addition, the Commonwealth of Pennsylvania has committed support to the development of this property through the award of an Industrial Site Reuse Grant of almost \$190,000 for a Phase II environmental investigation. We have committed the necessary 25% monetary match for this grant.

Members of our firm and our redevelopment team have been participating in the collective efforts to create an overall Urban Redevelopment Plan for these three sites from the very beginning. We agree that a coordinated effort will best serve the community as well as our business interests. We will continue to be a part of this important planning effort and respectfully request EPA's support as well.

If you have any questions, please contact me at 631 479-3161.

Sincerely,

RE INVEST TIRE & WHEEL RENEWAL, LLC.

A handwritten signature in black ink, appearing to read 'Thomas Lobasso', written in a cursive style.

Thomas Lobasso
Managing Principal

CUMBERLAND-CARLISLE-NORTH MIDDLETON

LEVERAGE COMMITMENTS

As documented in the Section 6 “Leverage Section” in the attached narrative, and in the attached letters of commitment and support, the following resources have been pledged by key stakeholders supports for the Carlisle Community EPA Area-Wide project:

- ✓ **Borough of Carlisle:** The Borough has committed \$50,000 in cash match to the brownfields area-wide plan.
- ✓ **Pennsylvania Department of Community & Economic Development:** DCED has committed \$42,000 toward the area-wide planning effort. In addition, DCED has provided \$190,000 in Industrial Site Reuse Program grant funding to RE Invest for Phase II environmental assessment at the Carlisle Tire & Wheel site.
- ✓ **Tri-County Regional Planning Commission:** The Commission has committed \$40,000 toward the area-wide planning effort.
- ✓ **Carlisle Productions (d/b/a Carlisle Events):** Carlisle Production’s subsidiary, Carlisle Automotive Industries (CAI) seeks to invest or attract up to \$45 million in the International Automotive Components brownfield.
- ✓ **RE Invest Solutions:** RE-Invest is intends to invest up to \$20 million at the Carlisle Tire & Wheel site.

CUMBERLAND/CARLISLE/NORTH MIDDLETON

OTHER FACTORS CHECKLIST

Name of Applicant: Cumberland County Redevelopment Agency, PA

- ☐ Applicant's proposed BF AWP project is in an urban area, where the population of the overall community is 100,000 or more
- ☐ Applicant's proposed BF AWP project is in a rural area, where the population of the overall community is 20,000 or less and is not located in a Metropolitan Statistical Area
- ☐ Applicant is, or applicant will assist, a federally recognized Indian Tribe or an entity from a United States Territory
- ☐ Applicant proposes to serve an area designated as a federal, state or local Empowerment Zone or Renewal Community. To be considered, **applicant must attach documentation** which demonstrates this current designation.
- ☐ Applicant's proposed BF AWP project area has been affected by recent (2005 or later) natural disaster(s). To be considered, **applicant must identify here** the timeframe and type of natural disaster(s) that occurred:

X Applicant's proposed BF AWP project area contains recent (2007 or later) industry plant closures or other significant economic disruptions. To be considered, **applicant must identify here** the timeframe and name of the plant recently closed and jobs lost, or reason for other significant economic disruption within the BF AWP project area: International Automotive Components closed in 2008, eliminating 350 jobs; Tyco Electronics closed in 2009, eliminating 117 jobs; Carlisle Tire & Wheel closed in 2010, eliminating 340 jobs

- ☐ Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the BF AWP project area, and can demonstrate that funding from a PSC grant has or will benefit the BF AWP project area. To be considered, **applicant must attach documentation** which demonstrates this connection to a HUD-DOT-EPA PSC grant.

Opportunity Title:	Brownfields Area-Wide Planning Grant
Offering Agency:	Environmental Protection Agency
CFDA Number:	66.814
CFDA Description:	Brownfields Training, Research, and Technical Assistance
Opportunity Number:	EPA-OSWER-OBLR-12-06
Competition ID:	NONE
Opportunity Open Date:	09/27/2012
Opportunity Close Date:	11/30/2012
Agency Contact:	Megan Quinn, E-mail: quinn.megan@epa.gov; Phone: 202-566-2773

This electronic grants application is intended to be used to apply for the specific Federal funding opportunity referenced here.

If the Federal funding opportunity listed is not the opportunity for which you want to apply, close this application package by clicking on the "Cancel" button at the top of this screen. You will then need to locate the correct Federal funding opportunity, download its application and then apply.

This opportunity is only open to organizations, applicants who are submitting grant applications on behalf of a company, state, local or tribal government, academia, or other type of organization.

* **Application Filing Name:** Cumberland Co. (PA) Redevelopment Auth.

Mandatory Documents

Project Narrative Attachment Form

Move Form to Complete

Move Form to Delete

Mandatory Documents for Submission

Application for Federal Assistance (SF-424) Budget Information for Non-Construction Program
--

Optional Documents

Other Attachments Form

Move Form to Submission List

Move Form to Delete

Optional Documents for Submission

--

Instructions

- 1 Enter a name for the application in the Application Filing Name field.**
 - This application can be completed in its entirety offline; however, you will need to login to the Grants.gov website during the submission process.
 - You can save your application at any time by clicking the "Save" button at the top of your screen.
 - The "Save & Submit" button will not be functional until all required data fields in the application are completed and you clicked on the "Check Package for Errors" button and confirmed all data required data fields are completed.
- 2 Open and complete all of the documents listed in the "Mandatory Documents" box. Complete the SF-424 form first.**
 - It is recommended that the SF-424 form be the first form completed for the application package. Data entered on the SF-424 will populate data fields in other mandatory and optional forms and the user cannot enter data in these fields.
 - The forms listed in the "Mandatory Documents" box and "Optional Documents" may be predefined forms, such as SF-424, forms where a document needs to be attached, such as the Project Narrative or a combination of both. "Mandatory Documents" are required for this application. "Optional Documents" can be used to provide additional support for this application or may be required for specific types of grant activity. Reference the application package instructions for more information regarding "Optional Documents".
 - To open and complete a form, simply click on the form's name to select the item and then click on the => button. This will move the document to the appropriate "Documents for Submission" box and the form will be automatically added to your application package. To view the form, scroll down the screen or select the form name and click on the "Open Form" button to begin completing the required data fields. To remove a form/document from the "Documents for Submission" box, click the document name to select it, and then click the <= button. This will return the form/document to the "Mandatory Documents" or "Optional Documents" box.
 - All documents listed in the "Mandatory Documents" box must be moved to the "Mandatory Documents for Submission" box. When you open a required form, the fields which must be completed are highlighted in yellow with a red border. Optional fields and completed fields are displayed in white. If you enter invalid or incomplete information in a field, you will receive an error message.
- 3 Click the "Save & Submit" button to submit your application to Grants.gov.**
 - Once you have properly completed all required documents and attached any required or optional documentation, save the completed application by clicking on the "Save" button.
 - Click on the "Check Package for Errors" button to ensure that you have completed all required data fields. Correct any errors or if none are found, save the application package.
 - The "Save & Submit" button will become active; click on the "Save & Submit" button to begin the application submission process.
 - You will be taken to the applicant login page to enter your Grants.gov username and password. Follow all onscreen instructions for submission.

Application for Federal Assistance SF-424*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):***** Other (Specify):***** 3. Date Received:**

Completed by Grants.gov upon submission.

4. Applicant Identifier:**5a. Federal Entity Identifier:****5b. Federal Award Identifier:****State Use Only:****6. Date Received by State:****7. State Application Identifier:****8. APPLICANT INFORMATION:***** a. Legal Name:**

Redevelopment Authority of the County of Cumberland

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

23-1994621

*** c. Organizational DUNS:**

0118206360000

d. Address:*** Street1:**

114 N. Hanover Street

Street2:*** City:**

Carlisle

County/Parish:*** State:**

PA: Pennsylvania

Province:*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

17013-2463

e. Organizational Unit:**Department Name:****Division Name:****f. Name and contact information of person to be contacted on matters involving this application:****Prefix:**

Mr.

*** First Name:**

Ben

Middle Name:*** Last Name:**

Laudermilch

Suffix:**Title:**

Executive Director

Organizational Affiliation:*** Telephone Number:**

717-0249-0789

Fax Number:

717.249.4071

*** Email:**

blaudermilch@cchra.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.814

CFDA Title:

Brownfields Training, Research, and Technical Assistance Grants and Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-12-06

* Title:

Brownfields Area-Wide Planning Grant

13. Competition Identification Number:

NONE

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

CUMBERLAND COUNTY REDEVELOPMENT AUTHORITY, PENNSYLVANIA AREA-WIDE BROWNFIELD REVITALIZATION

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment**Delete Attachment****View Attachment****17. Proposed Project:*** a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="200,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="132,000.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="332,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment**Delete Attachment****View Attachment**

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:Prefix: * First Name: Middle Name: * Last Name: Suffix: * Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:

BUDGET INFORMATION - Non-Construction Programs

OMB Number: 4040-0006

Expiration Date: 06/30/2014

SECTION A - BUDGET SUMMARY

Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1. Brownfields Area- Wide Planning Grant	66.814	\$ 200,000.00	\$	\$	\$	\$ 200,000.00
2.						
3.						
4.						
5. Totals		\$ 200,000.00	\$	\$	\$	\$ 200,000.00

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SECTION B - BUDGET CATEGORIES

6. Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY				Total (5)
	(1)	(2)	(3)	(4)	
	Brownfields Area- Wide Planning Grant				
a. Personnel	\$ 20,000.00	\$	\$	\$	\$ 20,000.00
b. Fringe Benefits					
c. Travel	3,000.00				3,000.00
d. Equipment					
e. Supplies	4,000.00				4,000.00
f. Contractual	173,000.00				173,000.00
g. Construction					
h. Other					
i. Total Direct Charges (sum of 6a-6h)	200,000.00				\$ 200,000.00
j. Indirect Charges					\$
k. TOTALS (sum of 6i and 6j)	\$ 200,000.00	\$	\$	\$	\$ 200,000.00
7. Program Income	\$	\$	\$	\$	\$

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SECTION C - NON-FEDERAL RESOURCES				
(a) Grant Program	(b) Applicant	(c) State	(d) Other Sources	(e) TOTALS
8. Brownfields Area-Wide Planning Grant	\$ <input style="width: 100px;" type="text"/>	\$ <input style="width: 100px;" type="text"/>	\$ <input style="width: 100px;" type="text" value="132,000.00"/>	\$ <input style="width: 100px;" type="text" value="132,000.00"/>
9. <input style="width: 340px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>
10. <input style="width: 340px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>
11. <input style="width: 340px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>
12. TOTAL (sum of lines 8-11)	\$ <input style="width: 100px;" type="text"/>	\$ <input style="width: 100px;" type="text"/>	\$ <input style="width: 100px;" type="text" value="132,000.00"/>	\$ <input style="width: 100px;" type="text" value="132,000.00"/>

SECTION D - FORECASTED CASH NEEDS					
	Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
13. Federal	\$ <input style="width: 100px;" type="text" value="100,000.00"/>	\$ <input style="width: 100px;" type="text" value="25,000.00"/>	\$ <input style="width: 100px;" type="text" value="25,000.00"/>	\$ <input style="width: 100px;" type="text" value="25,000.00"/>	\$ <input style="width: 100px;" type="text" value="25,000.00"/>
14. Non-Federal	\$ <input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>
15. TOTAL (sum of lines 13 and 14)	\$ <input style="width: 100px;" type="text" value="100,000.00"/>	\$ <input style="width: 100px;" type="text" value="25,000.00"/>	\$ <input style="width: 100px;" type="text" value="25,000.00"/>	\$ <input style="width: 100px;" type="text" value="25,000.00"/>	\$ <input style="width: 100px;" type="text" value="25,000.00"/>

SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT				
(a) Grant Program	FUTURE FUNDING PERIODS (YEARS)			
	(b) First	(c) Second	(d) Third	(e) Fourth
16. Brownfields Area-Wide Planning Grant	\$ <input style="width: 100px;" type="text" value="100,000.00"/>	\$ <input style="width: 100px;" type="text" value="100,000.00"/>	\$ <input style="width: 100px;" type="text"/>	\$ <input style="width: 100px;" type="text"/>
17. <input style="width: 340px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>
18. <input style="width: 340px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>
19. <input style="width: 340px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>	<input style="width: 100px;" type="text"/>
20. TOTAL (sum of lines 16 - 19)	\$ <input style="width: 100px;" type="text" value="100,000.00"/>	\$ <input style="width: 100px;" type="text" value="100,000.00"/>	\$ <input style="width: 100px;" type="text"/>	\$ <input style="width: 100px;" type="text"/>

SECTION F - OTHER BUDGET INFORMATION	
21. Direct Charges: <input style="width: 300px;" type="text"/>	22. Indirect Charges: <input style="width: 300px;" type="text"/>
23. Remarks: <input style="width: 880px;" type="text"/>	